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OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

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Mr. Charles J. Horan
Assistant Regional Administrator
for Renewal Assistance, Region I
Department of Housing and Urban Development
26 Federal Plaza
New York, New York 10007

Re: Neighborhood Facilities Grant Application
Lena Park Housing Development Corporation
(Lena Park Community Service Center)

Dear Mr. Horan:

Submitted herewith are four (4) copies of the Neighborhood Facilities Grant Application, Parts I-II in behalf of the Lena Park Housing Development Corporation.

The proposal calls for the purchase and rehabilitation of an existing facility known as the YMHA Hecht House at 150 American Legion Highway, Dorchester and owned by the combined Jewish Philanthropies of Greater Boston. Under its new management the facility will be called, "The Lena Park Community Service Center."

The local share of the project cost will be borne entirely by the Lena Park Housing Development Corporation, a non-profit community based corporation whose sponsors include two local churches, the Church of God and Saints in Christ and St. Leo's Roman Catholic Church.

Since this facility is located within the immediate vicinity of the areas affected by the civil disturbances of 1967 and 1968, we are particularly hopeful that a favorable response from HUD will be forthcoming.

Sincerely,

Kevin H. White
Mayor

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CITY OF BOSTON

IN BEHALF OF

LENA PARK HOUSING DEVELOPMENT CORPORATION

APPLICATION FOR

NEIGHBORHOOD FACILITIES GRANT

FOR

LENA PARK COMMUNITY SERVICE CENTER

MAY, 1969

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

CITY OF BOSTON

in behalf of

LENA PARK COMMUNITY SERVICE CENTER

	Code Number
APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT.	NF 100
LOCALITY AND NEIGHBORHOOD DATA	
Maps of Neighborhood, Site, Facilities.	NF 110
Neighborhood Statistics	NF 111
Necessity for Proposed Center	NF 112
Attachment 1: Letters of Endorsement	
Attachment 2: Minutes of Professional Task Force	
Attachment 3: Correspondence about Center	
Attachment 4: Minutes of 2/18/69 meeting at Hecht House	
Attachment 5: Summary of Proposal for Service Center and Housing	
Consistency with Comprehensive Plan	NF 113
Minority Group Considerations	NF 114
DESCRIPTION OF FACILITY	
Physical Plant.	NF 120
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Estimates of Rehabilitation Work.	NF 121
Schedule of Development Activities.	NF 122
Permitted Uses.	NF 123
Attachment 1: Health Services Planning	
Attachment 2: Family Services Planning	
Attachment 3: Recreation Planning	
Attachment 4: Statement by Associated Jewish Community Centers of Greater Boston	
Priority - Standard CheckPoint Form 6183	NF 124
Proposed Agreement Between Applicant and Nonprofit Organization.	NF 125
LAND ACQUISITION	
Estimated Acquisition Cost.	NF 130
Land Acquisition Policy Statement	NF 131
RELOCATION	
Not Applicable.	NF 140-143

Code Number

FINANCIAL DATA

Project Development Budget and Calculation of Federal Grant - Form 6181 . . . . . NF 150
Narrative Statement - Not Applicable. . . . . NF 151
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Financing Operations. . . . . NF 153

LEGAL DATA

Resolution of Applicant. . . . . NF 160
Statement of Mayor Not Applicable. . . . . NF 161
Opinion of Counsel . . . . . NF 162

NF 100

APPLICATION FOR HIGHER EDUCATION FACILITIES GRANT

Form approved
Budget Bureau No. 63-R1112

HUD-6180
(2-66)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD FACILITIES GRANT PROGRAM

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

INSTRUCTIONS: Prepare original and 5 conformed copies for HUD. Place original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, 4.

TO BE COMPLETED BY HUD

PROJECT NUMBER

LOCALITY

DATE RECEIVED

A. NAME OF APPLICANT City of Boston, in behalf of Lena Park Housing Development Corporation

B. SUBMISSION

[X] Initial application

[ ] Revision of previously approved application dated _____, 19___, for purpose of:

[ ] Revision in Project Grant [ ] Other *(Explain)*

[ ] Revision in Relocation Grant

C. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE *(Check applicable items)*	TOTAL AMOUNT	*COMPLETE ONLY IF REVISION* AMOUNT OF CHANGE (+) or (-)
[ ] PROJECT GRANT [X] 2/3 Basis [ ] 3/4 Basis for project in Redevelopment Area	$ 2/3 of $1,610,608	( )$
[ ] RELOCATION GRANT Not Applicable	$	( )$

D. PRIORITY OF APPLICATION

Priority under Section 703(e) is claimed: [X] Yes [ ] No

DESCRIPTION OF FACILITY

The facility is locally known or proposed to be known as the Lena Park Community Service Center, situated in the City of Boston, County of Suffolk, and State of Massachusetts.

F. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

G. EXECUTION

The Applicant identified above hereby makes application for a grant under the provisions of Section 703 of the Housing and Urban Development Act of 1965 to aid in defraying the cost of developing a neighborhood facility, as designated in Block E above, which will be used to provide a program of health, recreational, social, or similar community services.

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this _____ day of _____, 19___.

City of Boston
Name of Applicant

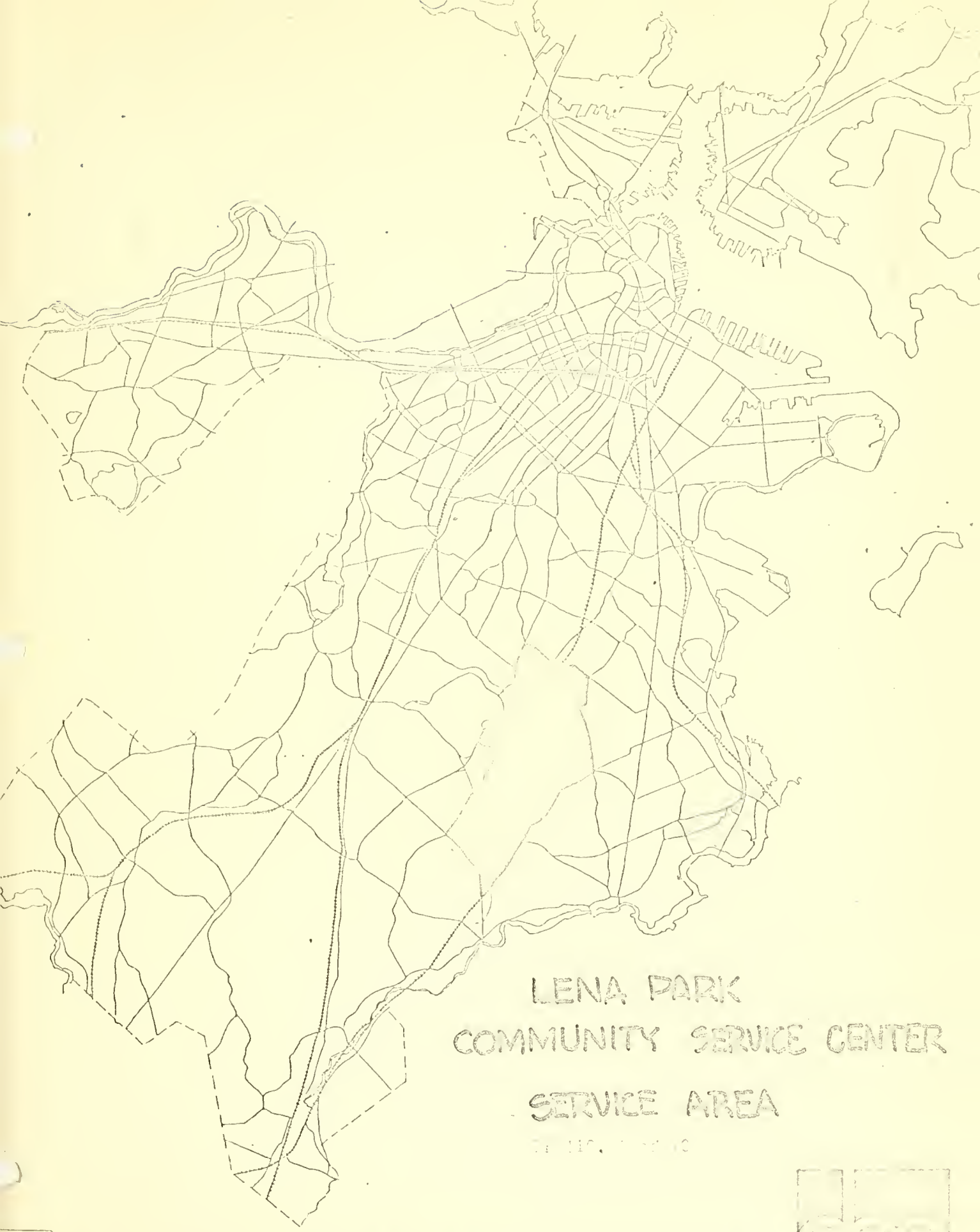
By _____
Kevin H. White *Signature*
Mayor
Title

City Hall
Address

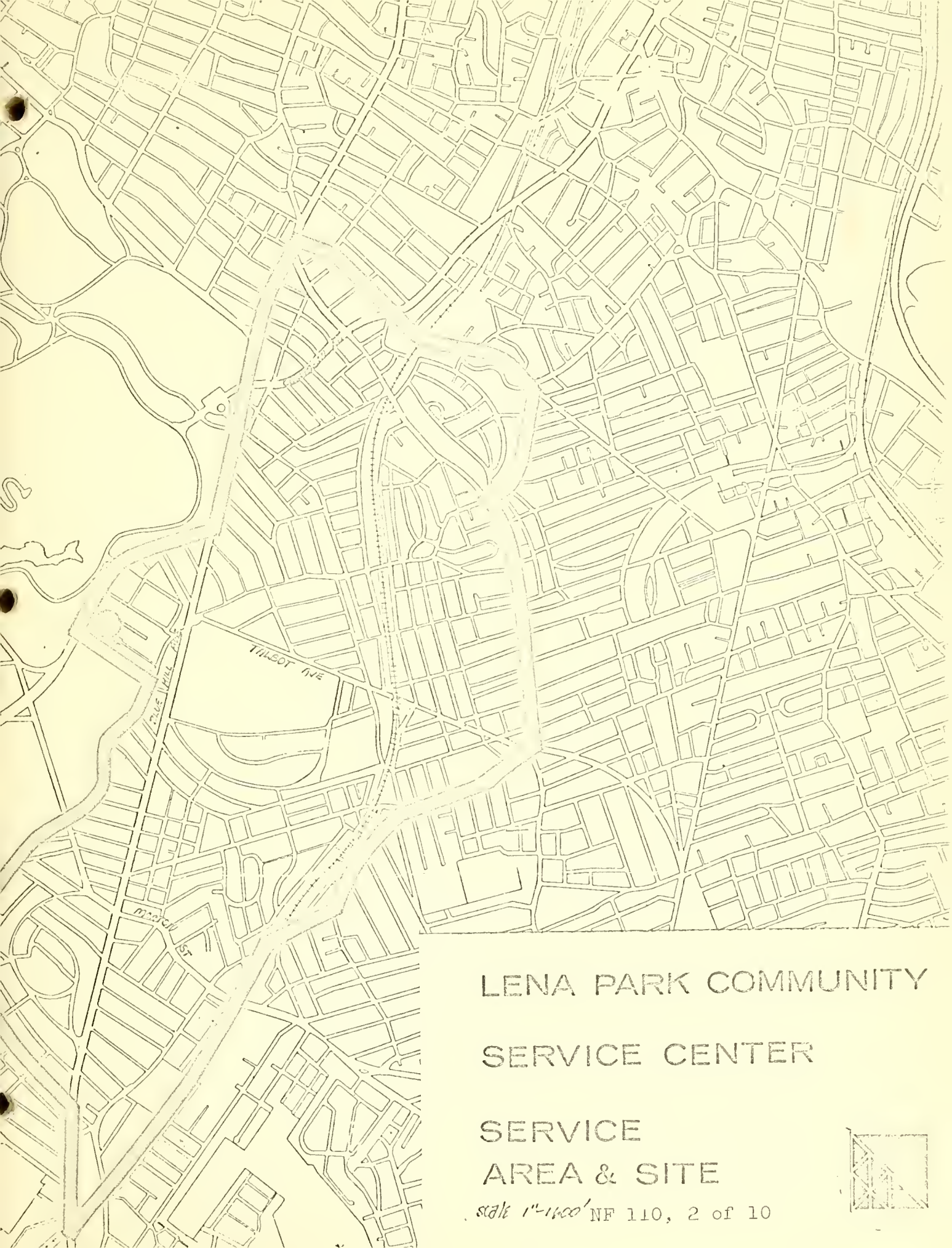
Boston, Massachusetts 02201
City, State, and ZIP Code

NF 110

MAPS OF NEIGHBORHOOD, SITE, FACILITIES



DISTRICT PLANNING PROGRAM
BOSTON REDEVELOPMENT AUTHORITY
(MAP OF CITY OF BOSTON)

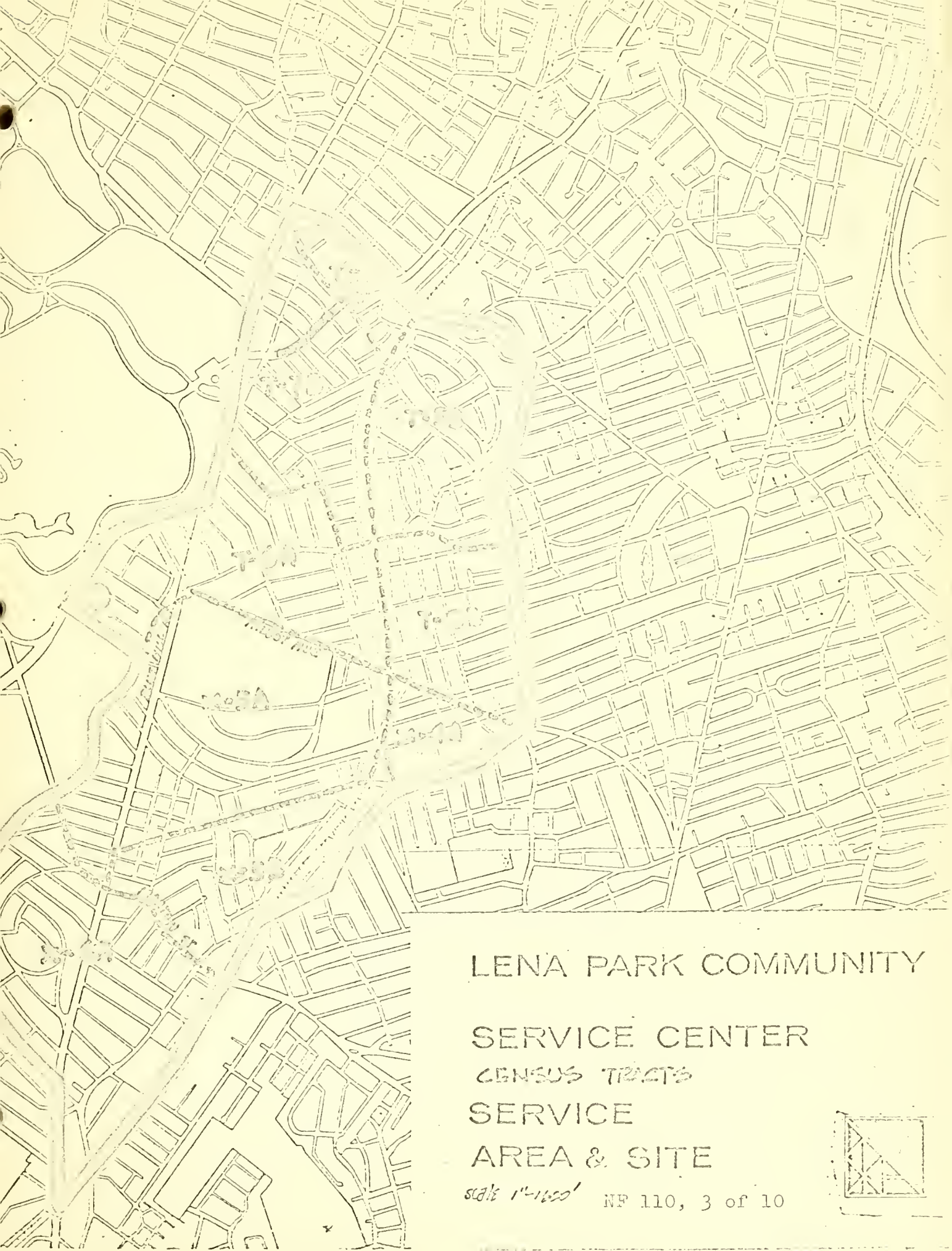


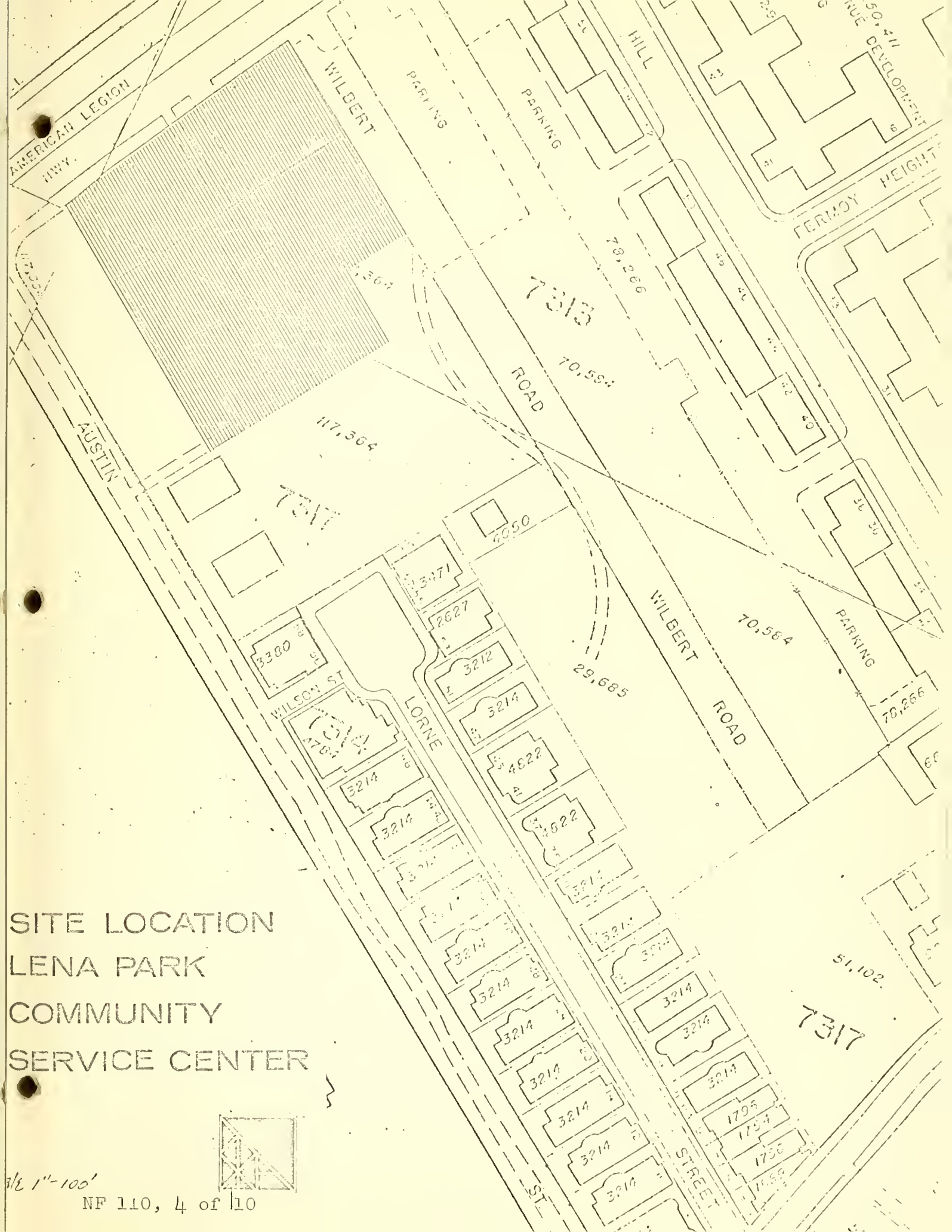
LENA PARK COMMUNITY

SERVICE CENTER

SERVICE AREA & SITE

scale 1"=1,000' NF 110, 2 of 10

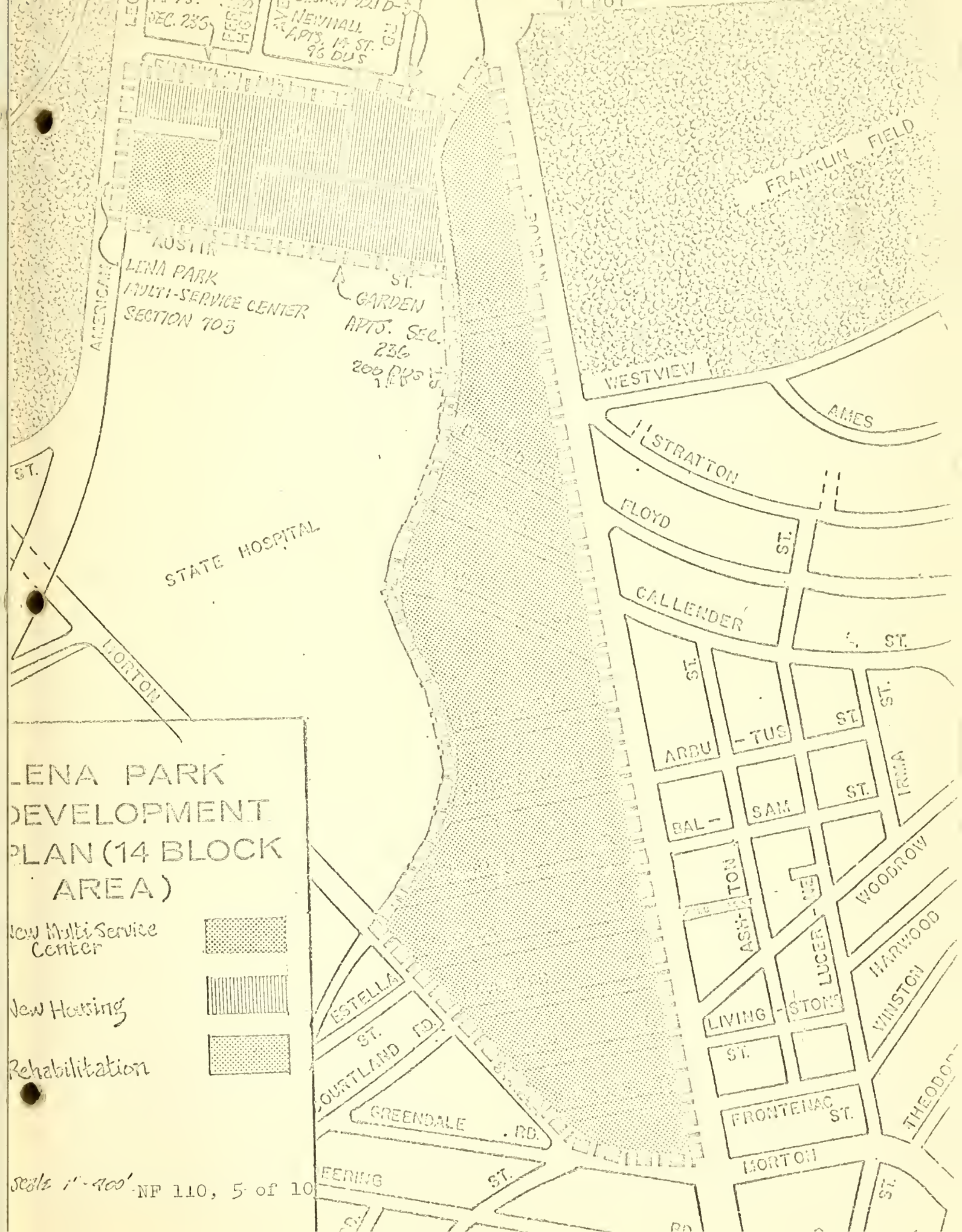

LENA PARK COMMUNITY
SERVICE CENTER
CENSUS TRACTS
SERVICE
AREA & SITE
scale 1"=1600'
NF 110, 3 of 10



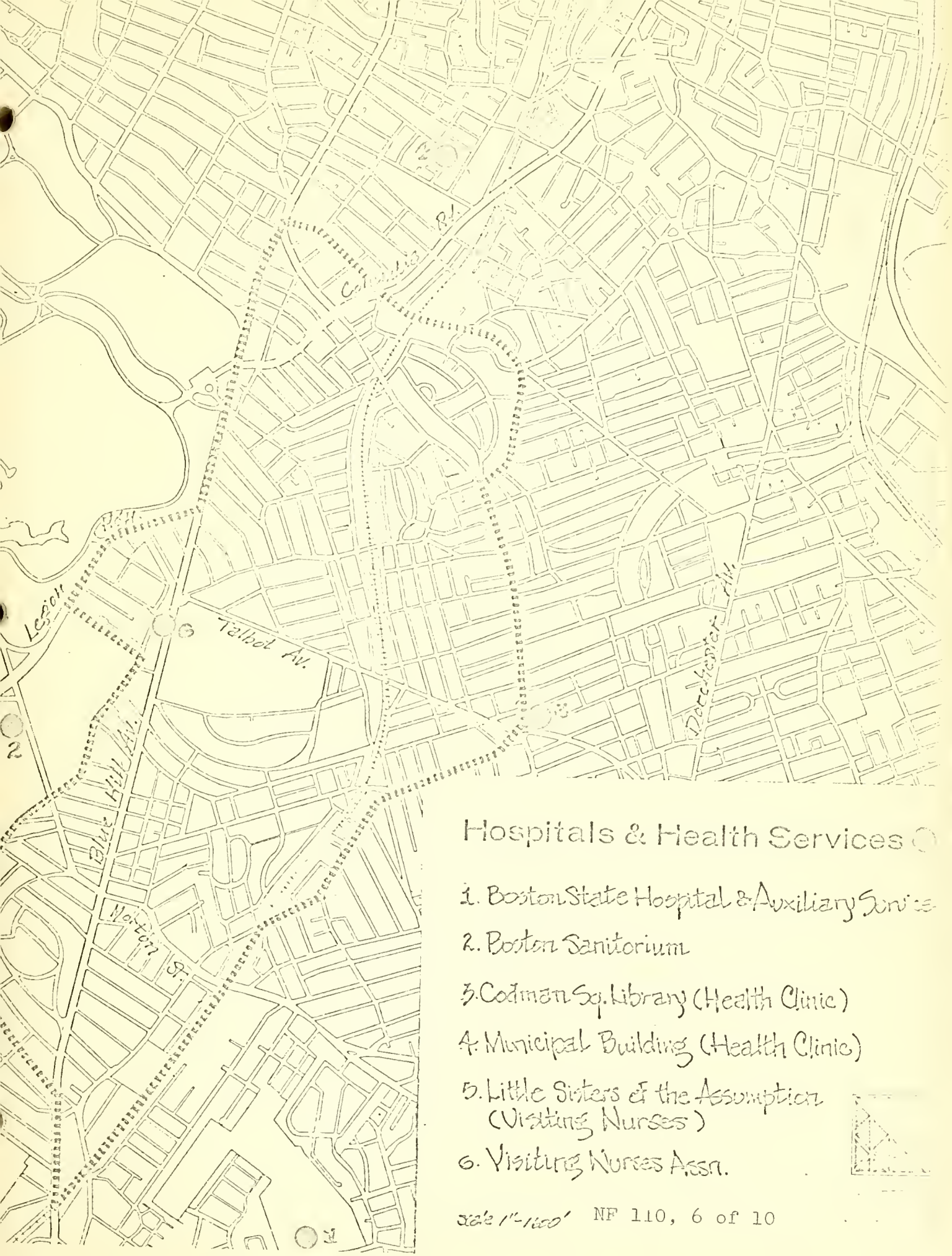
SITE LOCATION
LENA PARK
COMMUNITY
SERVICE CENTER

S/E 1"-100'

NF 110, 4 of 10



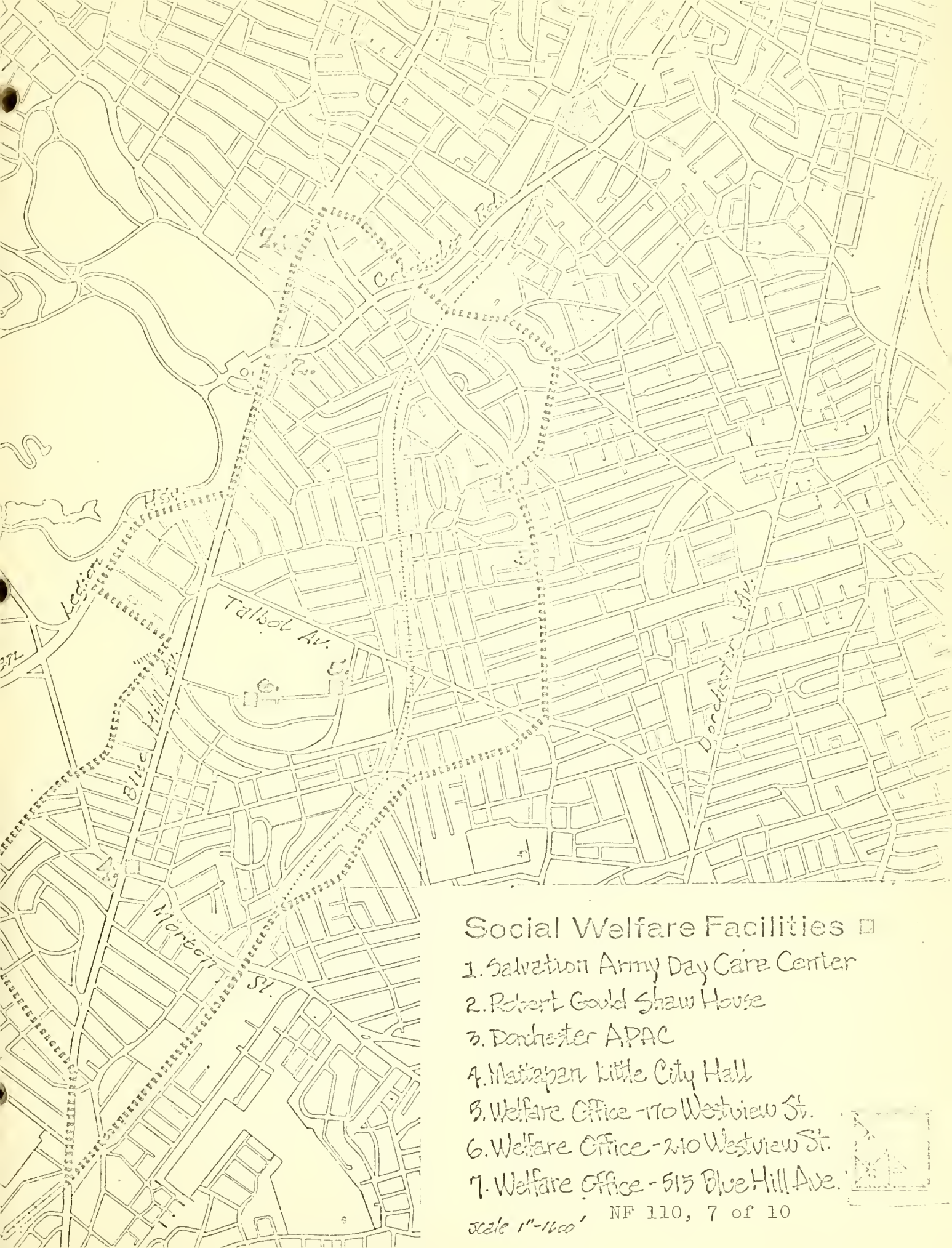
SEC. 236
NEWHALL APTS. 14 ST. 96 DUS
FRANKLIN FIELD
AUSTIN
LENA PARK MULTI-SERVICE CENTER SECTION 705
ST.
GARDEN APTS. SEC. 236 200 DUS
AMERICAN
WESTVIEW
AMES
STRATTON
FLOYD
ST.
STATE HOSPITAL
CALLENDER
ST.
MORTON
ARBU
-TUS
ST.
IRMA
ST.
BAL-
SAM
ST.
ASH-
TON
LUCER-
NE
WOODROW
HARWOOD
WINSTON
LIVING
-STONE
ST.
FRONTENAC ST.
THEODO
MORTON
ESTELLA
ST.
COURTLAND RD.
GREENDALE RD.
EERING
ST.
LENA PARK DEVELOPMENT PLAN (14 BLOCK AREA)
New Multi Service Center
New Housing
Rehabilitation
Scale 1"=400'



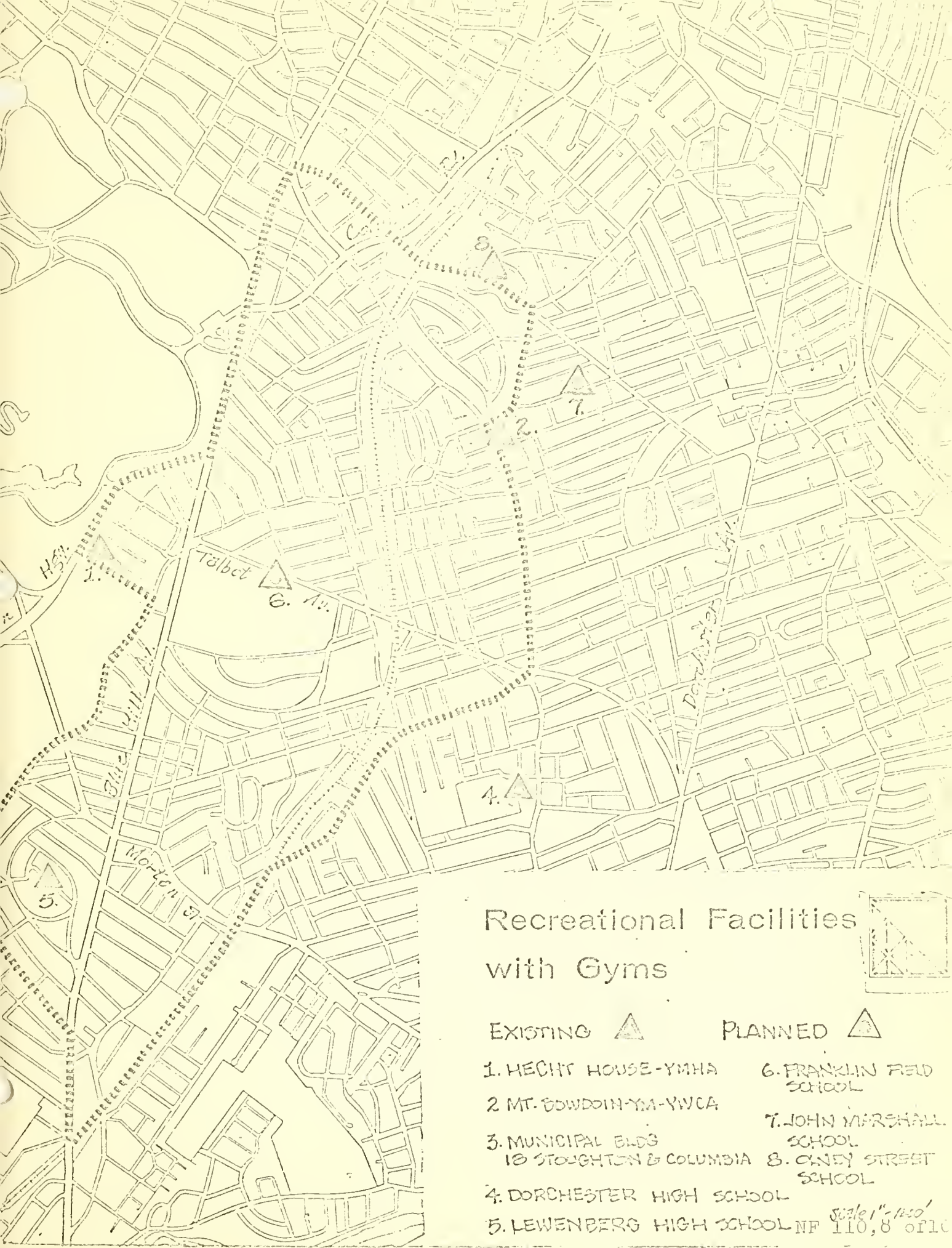
Hospitals & Health Services

1. Boston State Hospital & Auxiliary Services
2. Boston Sanitorium
3. Codman Sq. Library (Health Clinic)
4. Municipal Building (Health Clinic)
5. Little Sisters of the Assumption (Visiting Nurses)
6. Visiting Nurses Assn.

Scale 1"=1000' NF 110, 6 of 10


Talbot Av.
Blue Hill Av.
Morton St.
Dorchester Av.
Legion
Social Welfare Facilities
1. Salvation Army Day Care Center
2. Robert Gould Shaw House
3. Dorchester APAC
4. Mattapan Little City Hall
5. Welfare Office - 170 Westview St.
6. Welfare Office - 240 Westview St.
7. Welfare Office - 515 Blue Hill Ave.
scale 1"-1600'

NF 110, 7 of 10


Recreational Facilities
with Gyms
EXISTING
PLANNED
1. HECHT HOUSE-YMHA
2 MT. BOWDOIN-YM-YWCA
3. MUNICIPAL BLDG
18 STOUGHTON & COLUMBIA
4. DORCHESTER HIGH SCHOOL
5. LEWENBERG HIGH SCHOOL
6. FRANKLIN FIELD SCHOOL
7. JOHN MARSHALL SCHOOL
8. OLNEY STREET SCHOOL
Scale 1"=1600'
Talbot
Morton St.
Blue Hill Av.
Dorchester Av.
1.
2.
4.
5.
6.
7.
8.

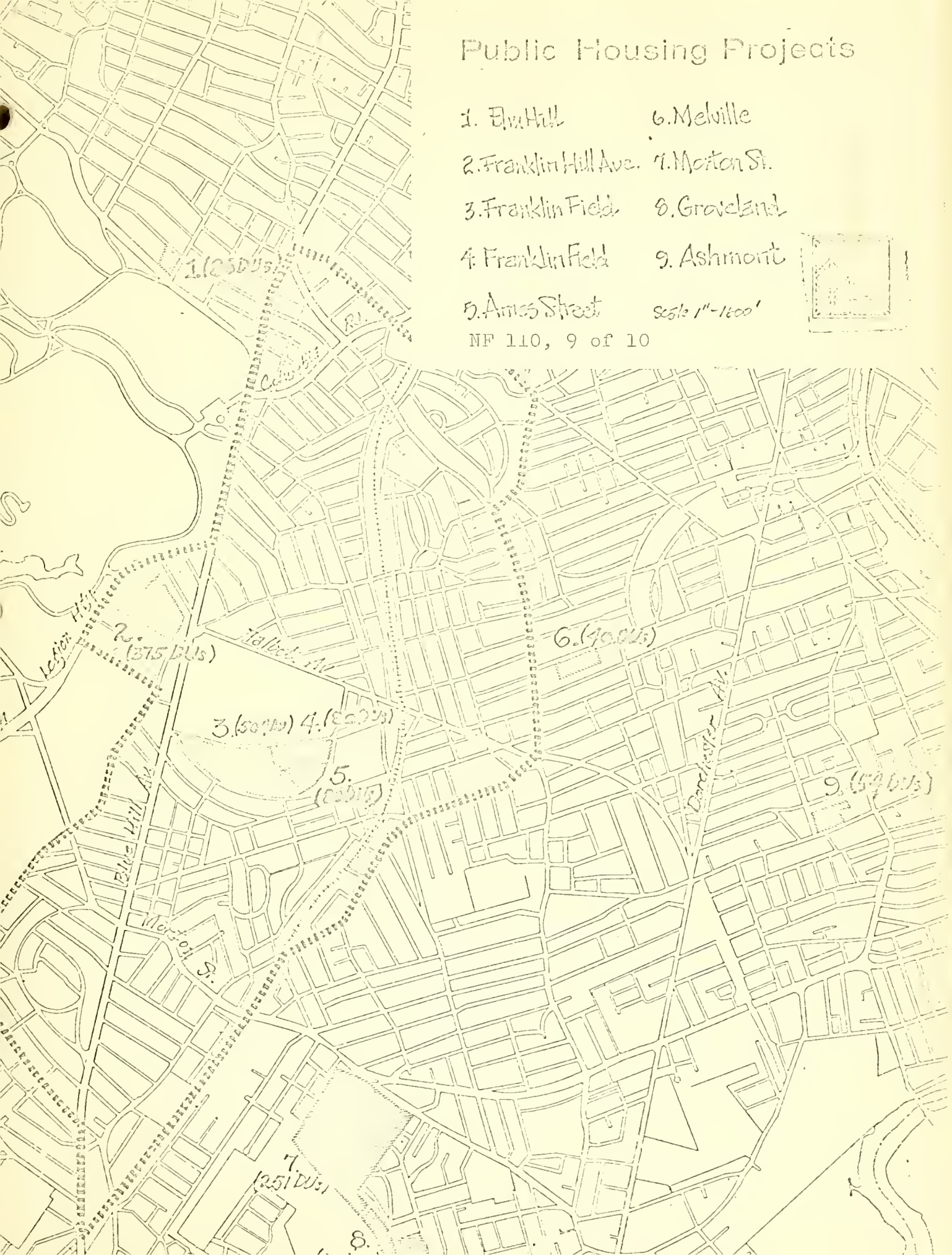
NF 110,8 of10

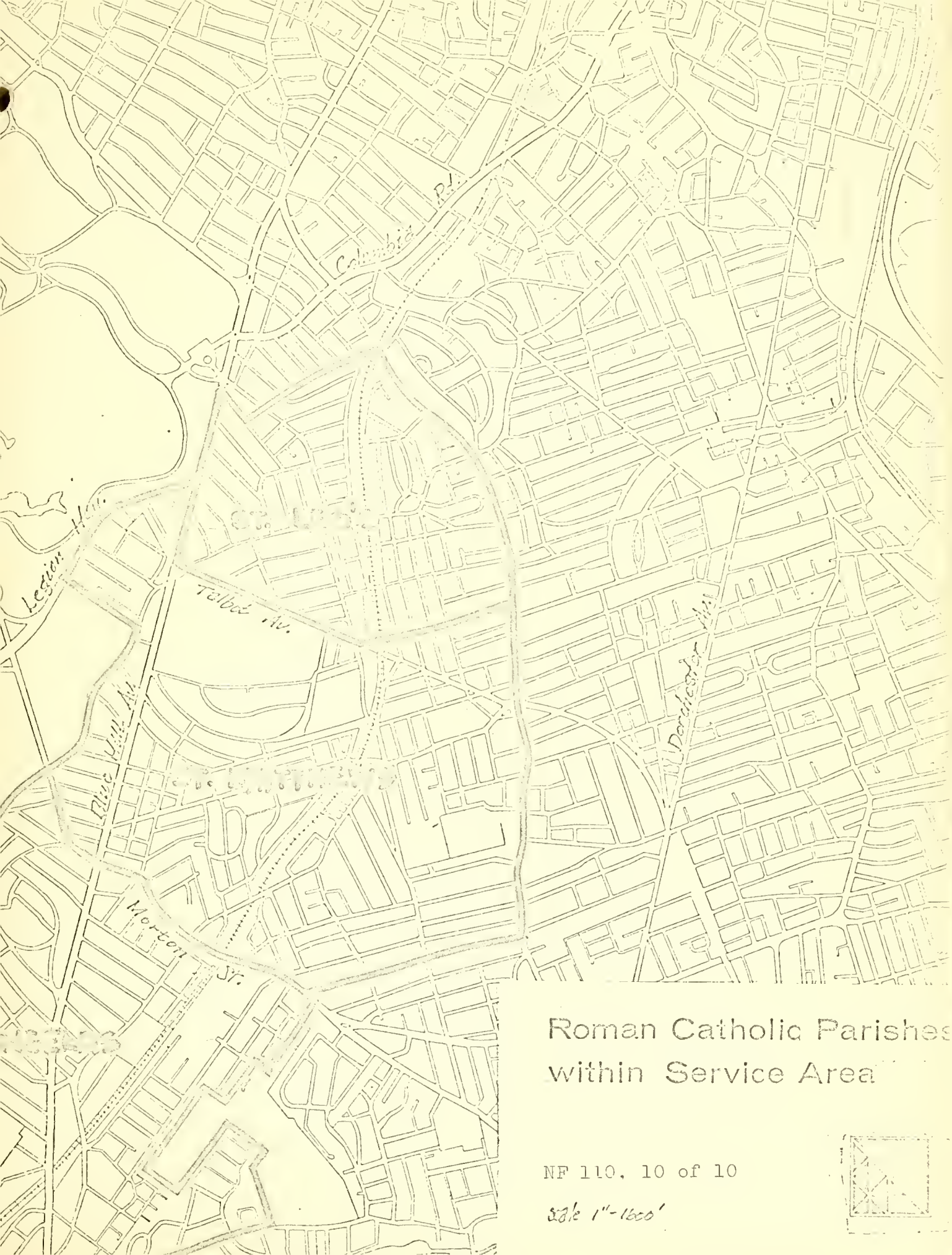
Public Housing Projects

1. Elm Hill
2. Franklin Hill Ave.
3. Franklin Field
4. Franklin Field
5. Ames Street
6. Melville
7. Morton St.
8. Groveland
9. Ashmont

Scale 1" = 1600'

NF 110, 9 of 10





Roman Catholic Parishes within Service Area

NF 110, 10 of 10

scale 1"-1000'

NF 111

NEIGHBORHOOD STATISTICS

NEIGHBORHOOD STATISTICS CODE NO. NF 111

LENA PARK COMMUNITY SERVICE CENTER

SERVICE AREA: FAMILY INCOME, 1960

CENSUS TRACT (See NF 110 Map #3)	TOTAL NO. OF FAMILIES	INCOME BELOW $3,000 No.	%	INCOME BELOW $6,000 No.	%
T-5B	1,244	136	11	601	48
1/2T-7A	742	149	20	459	62
T-7B	1,771	321	18	1,010	57
T-8A	2,234	526	24	1,431	64
T-8B	1,024	107	10	569	56
1/5X-4A	1,884	213	11	939	50
1/2X-5B	1,173	254	22	669	57
3/4X-6A	2,665	363	14	1,346	51
TOTAL	12,737	2,669	16	7,024	55

SOURCE: 1960 Census

The distribution of white and nonwhite families in the Service Area for the Lena Park Community Service Center was as follows in 1959:

	Service Area	Boston
Total Population	30,287	697,197
White Population	27,825	628,704
Nonwhite Population	2,462	68,493
Nonwhite as % Total	8%	9.8%

Source: 1960 Census

As we have emphasized in Section I of this NF 111, the service area has been the scene of radical population changes. The population now is estimated to be as much as 50% nonwhite, and considerably poorer than it was in 1959. Emigration from Roxbury and the South End has taken place directly down Blue Hill Avenue, which runs through the service area.

Attachment 1: Character and Incidence of Poverty

The proposal of the Lena Park Housing Development Corporation to purchase Hecht House and run it as the Lena Park Community Service Center, for the new community surrounding it, reflects the radical changes which have taken place in the area during the last ten years. Ten years ago Associated Jewish Community Centers of Greater Boston invested approximately $475,000 in rehabilitating Hecht House; now the Jewish community has shrunk considerably, and the enrollment at Hecht House has dropped from 5,000 to 1,400. The proposal to purchase and adapt Hecht House to its new community is very appropriate. We will outline some of the changes which have taken place, and describe the poverty of the people now living in the area.

We are looking at a neighborhood which is undergoing rapid changes in the numbers and the nature of its residents. 17% of the residents in the service area moved there only a year ago. (R.L. Polk Canvass, 1968. Table 0280).

The changes brought a poor, nonwhite population into the area. There has been an increase in the welfare caseload, rapid turnover in the schoo and there are many female heads of households.

The services now available in the area do not meet the needs of new residents, and coordination and focus must be provided for the community in the Lena Park area.

I. Population Shifts

The total population of Dorchester had declined by 9 years since the 1960 census. These population change changes are taking place in the nature of the communi number of residents.

The rates of migration for the various comr increased radically during the last decade. T the scene of some of the most startling chan trends which have been taking place in cit in a heightened form here. The rapid der community, to suburbs south of Boston, Negro, Puerto Rican and Gypsy familie and the South End. The supply of l South End, the old core areas, has

so that now the demand is even higher than we might expect from "normal market processes." The increased demand for low-income housing, and the increased rates of migration are signs that new community services are needed to meet the needs of the new population. They are also a sign that a center must provide a focus and a forum for the development of a living community, so that the area does not become just a way-station for displaced people.

A. Emigrants from Dorchester

The Jewish community was estimated to be 5,500 in Dorchester in 1967. A 1967 study of the community said:

> In the mid-fifties Dorchester and Mattapan were estimated to have nearly 50,000 Jews. Only 14,000 Jews remain in these areas. (A Study of the Jewish Community of Greater Boston, p. 20)

The study also noted that:

> Virtually no one in the Jewish population moves from elsewhere in the metropolitan Boston area to the Dorchester-Mattapan area. Recent movers here were either in-migtants from within the area, or from elsewhere in New England. Dorchester-Mattapan is the only area with a significant influx of people from outside the United States. (Ibid. p. 63)

Eighty percent (80%) of the Jewish community in Dorchester had lived there 5 years or longer in 1967 (Ibid. p. 59). Thirty-Seven percent (37%) planned to move within 2 years, and Seventeen percent (17%) were uncertain about moving. (Ibid. p. 61)

The enrollment at Hecht House has declined proportionately. Attached are tables which indicate racial and religious membership from 1959-1968, and enrollment in Hebrew schools in the service area.

The white Catholic community in the service area has also declined. Two (2) of the parishes in the service area, St. Leo's and St. Matthew's, lost members during the last 5 years. St. Leo's, whose pastor is the President of the Lena Park Housing Development Corporation, has dropped from 1,500 to 500 families. Of these, 350 families are black. St. Matthew's has dropped from 2,000 to about 1,400 families. The third parish in the area, St. Angela's, has maintained approximately the same membership.

B. The Imigrants to Dorchester

The imigrants to Dorchester are primarily nonwhite, although groups from other areas are also moving into the area. The nonwhite population, as we indicated earlier, is estimated to have increased tenfold during the ten year period between the 1950 and 1960 census. This increase, which has accelerated in the 9 years since the last census, coincides with the declining total population to produce a community which has a new and sizeable nonwhite community.

Dorchester has received at least 2,900 people from the Washington Park and South End urban renewal projects. The South End project will displace 7,500 people, by official action alone, without counting those people who move by themselves as rents go up in the project area. One Thousand Three Hundred and Twelve (1,312) people, 17.5% of the 7,500, are known to have moved to Dorchester. ("Report on South End Urban Renewal Plan for Boston City Council Hearing," Urban Planning Aid, p. 29) 1,600 people are estimated to have moved to Dorchester from the Washington Park urban renewal project, during the last 7 years. (Conversation with relocation worker, Washington Park Site Office, 1/10/69. Displacement for the Inner Belt has begun, and we can assume that many more people will move to Dorchester in order to make room for that highway. Since displacement for public projects traditionally affects low-income people, we can assume that most of the displaced people moving to Dorchester are poor. Knowing the nature of the displacement from the South End and Washington Park communities, we can also assume that most of the displaced people are nonwhite.

C. Various Service Systems

The Boston Public School System, the Public Welfare Department, and the private social service agencies operating in the service area have contributed data on their clientele in the service area. We will summarize them here.

1. The Boston Public School System, which conducts a racial census in order to calculate the "racial imbalance" in the schools, shows that 66.6% of the children attending Grades 1-3 in the service area are nonwhite. Other statistics, presented in Table 3, show that the elementary shcools in the area have received large numbers of nonwhite children, and have either lost Caucasian enrollment or maintained the same numbers. In some schools, the change in enrollment is as much as 414.5% of the 1965 nonwhite enrollment.

   In the City of Boston, nonwhite children make up 31% of all K-8 pupils. No figures are available at this time for changes in High School enrollment and racial distribution.

2. The Boston Public Welfare Department

The Boston Public Welfare Department has presented figures on the caseload of offices in the service area. They are as follows:

	170 Westview	515 Blue Hill Ave.	240 Westview	Total
Old Age Assistance	578	690	6	1,274
Medicaid	402	48	37	487
AFDC	0	2,591	306	2,897
Disability Assistance	154	325	3	482
General Relief	52	592	14	658
Totals	1,186	4,246	366	5,798

Matching the total caseload with the Polk Canvass estimate of total population, we find that about 16% of the current population in the service area is receiving some kind of public assistance. Approximately 93% of the female heads of households are receiving AFDC. These percentages are approximate, since it is difficult to determine exact boundaries of Welfare Department Service Areas.

In August 1964, the Dorchester community contained 27.5% of Boston's total welfare cases. The local welfare district office for Dorchester reports a 40% increase in caseload, in the period 1960-1965. In one subdistrict of the Dorchester community the AFDC caseload increased from 1,028 to 2,960 -- 65% -- during the same period ("Dorchester Profile", ABCD, 1967). The Head of the Grove Hall District office, which serves the northern part of the service area, has estimated that there are 10,000 people in the Lena Park Service Area who receive public assistance.

3. Private Social Service Agencies

Private Social Service Agencies were surveyed; in the 1967 Resource Allocation and Priority Analysis (RAPA), done by United Community Services and ABCD. The description of the users of these services, as estimated by the various institutions, is presented in the following table.

II. The Job Pattern.

The Job Pattern in the service area indicates that there is a high percentage of low-income families living there. The following Table will indicate the distribution of jobs held by employed adult heads of households.

We can see that by far the largest numbers are employed in non-professional, non-managerial jobs. Seventy-Nine point Six (79.6%) percent of the total employed adult heads of households hold jobs in this category. Of these, 37.6% of the total employed are operatives and unskilled, and service. Fifty-Seven point Three (57.3%) percent are employed as craftsmen-foremen, operatives and unskilled, and service workers. These percentages, which include neither unattached individuals who are employed, nor sons and daughters who are working to supplement family income, do indicate that there is a large number of workers whose incomes place them and their families below the poverty line. If they are also non-white, it is common knowledge that their chances of improving income are slight.

Data on public school pupil withdrawals, gathered by the Boston School Department, also indicates that economic necessity force many students to drop out of high school before graduating, in order to earn money. Table 6 in this section presents this data. It should be noted that only one-third of those who withdrew graduated.

III. Housing Conditions

The physical deterioration of the northern half of Dorchester -- which includes the APAC Target Area and the Hecht House service area -- started in the late 1950's and has increased during the 1960's. This deterioration

is accelerated by a number of factors: As we have mentioned earlier, large numbers of people have moved to Dorchester when they were displaced by urban renewal.

Only a few units of replacement housing have been built under urban renewal for low-income people, so existing housing must meet the needs of most of the displaced people. Dorchester's predominantly renter-occupied dwelling units, of old three decker frame buildings, make it the logical area to absorb low-income families.

Home owners in Dorchester, thinking this area is next in line to change, have refrained from making normal on-ing repairs on buildings, which causes deterioration to continue at an increasing rate. In 1960, 10% of the neighborhood's housing was classified as dilapidated. There is certainly a higher percentage now.

Table 1: Boston YMHA-Hecht House Membership Enrollment by Racial and Religious Composition

Year	Enrollment	Racial Composition
1959-60	Approx. 5000	99% Caucasian
1960-61	Approx. 4800	98-99% Caucasian
1961-62	4400	98-99% Caucasian
1962-63	4400	All Caucasian, except Nursery School 10% Black
1963-64	3784	All Caucasian, except Nursery School 10% Black
1964-65	3812	All Caucasian, except Nursery School 10% Black
1965-66	3074	All Caucasian, except Nursery School 15% Black
1966-67	2324	All Caucasian, except Nursery School 20% Black Teen-Age Program 10% Black
1967-68	1991	Adult All Caucasian Nursery School 25% Black Teen-Age and Children's Program 50% Black
1968-69	1350	Adult Primarily Caucasian, with a few Black; Nursery School 35% Black, Teen-Age 65% Black, Children's program 60% Black.

Source: Associated Jewish Community Centers of Greater Boston, January 7, 1969.

Table 2: Enrollment Figures of Children in Hebrew and Religious Schools in Lena Park Service Area

1959-60	3010
1960-61	1977
1961-62	1742
1962-63	1623
1963-64	1534
1964-65	1464
1965-66	1090
1966-67	944
1967-68	785
1968-69	234

Source: Associated Jewish Community Centers of Greater Boston. January 7, 1969.

Table 3: Racial Change in Elementary Schools Serving Lena Park Service Area

School	Grades 1-3		Grades 4-6	
	White	Nonwhite	White	Nonwhite
Robert T. Paine				
(1) Enrollment 1965	90	90	80	79
(2) Enrollment 1968	63	146	54	125
(3) Percent of Total 1968 Enrollment	30.1	69.9	30.2	69.8
(4) 1965-68 Change as % 1965 Enrollment	30	62.2	-32.5	58.2
(5) 1965-68 Change as % 1968 Enrollment	12.9	26.8	-14.5	25.7
Sarah Greenwood				
(1)*	78	495	66	418
(2)	15	473	14	489
(3)	3.1	96.9	2.8	97.2
(4)	-80.8	-4.4	-78.8	17.0
(5)	12.9	-4.5	-10.3	14.1
Roger Wolcott				
(1)	206	28	277	60
(2)	227	189	265	201
(3)	54.6	45.4	56.9	43.1
(4)	10.2	575.0	-4.3	235.0
(5)	5.0	38.7	-2.6	30.3
Audubon				
(1)	84	22	65	19
(2)	31	111	28	53
(3)	21.8	78.2	34.6	65.4
(4)	63.1	404.5	-56.9	178.9
(5)	37.3	62.7	-45.7	42.0

* Numbers in parentheses refer to categories listed under the first school.

Table 3, Cont.

School	Grades 1-3		Grades 4-6	
	White	Nonwhite	White	Nonwhite
Champlain				
(1) Enrollment 1965	190	52	103	27
(2) Enrollment 1968	89	138	75	73
(3) Percent of Total 1968 Enrollments	39.2	60.8	50.7	49.3
(4) 1965-1968 Change as % 1965 Enrollment	-53.2	165.4	-27.2	170.4
(5) 1965-1968 Change as % 1968 Enrollment	-44.5	37.9	-18.9	31.1

Source: Laboratory for Computer Graphics & Joint Center for Urban Studies, Cambridge, Massachusetts, using figures from Boston School Department.

Table 4: Clients of Private Agencies in Service Area

Agency	Number Served	% On Welfare	% Low Income	% Caucasian	% Negro	% Spanish	Type of Program Described Here
Salvation Army Day Care Center 26 Wales St.	100	5%	5%	27%	63%	4%	Nursery
Mt. Bowdoin YMCA-YWCA 366 Washington St.	100	50%	32%	43%	45%	12%	Remedial and Tutorial
Robert G. Shaw	900	5%	5%	25%	75%	-	Counselling to Groups and Families
Hecht House	100	5%	5%	85%	15%	-	Day Care and Recreation

Source: Resource Allocation and Priority Analysis (RAPA). United Community Services, and Action for Boston Community Development, 1967- 68.

Table 5: Occupations of Employed Adult Heads of Households in Service Area

Total Employed Adult Heads of Households	5210
Professional-Technical	340
Managers-Proprietors	730
Non-professional non-managerial	4150
(Breakdown of Non-professional, non-managerial occupations)	
Clerical-sales	1160
Craftsmen-Foremen	1030
Operatives-Unskilled	1390
Service	570

Source: R. L. Polk, Co. Canvass, 1967. Prepared for Action for Boston Community Development.

Table 6: Analysis of Pupli Withdrawals
from September 13, 1967 to June 13, 1968

Reason for Leaving	Dorchester High	Jeremiah Burke *	Boston
Left State	11	27	299
Needed at Home	1	3	25
Armed Services	3	-	66
Over 16	-	45	201
Did Not Report	12	20	859
Unknown	112	15	1150
Marriage	1	3	29
To Work	89	30	1224
	229	143	5152
Graduated	299	287	9428
ALL REASONS	659	626	17,984

* Jeremiah Burke School gets 25.2% of its pupils from the Dorchester Grove Hall area, which is in the Lena Park Service Area.

Source: Boston Public School System, Data Processing Department

Office of Economic Opportunity
APPLICATION FOR COMMUNITY ACTION PROGRAM

FORM APPROVED
BUDGET BUREAU NO. 116-R019

CAP 5. COMMUNITY INFORMATION

NAME OF APPLICANT AGENCY: ABCD

DO NOT FILL IN: *(For Administrative Use)*

.1 COMMUNITY TO BE SERVED *Describe community boundaries in terms of city(ies), county(ies), state(s), Indian reservation(s), etc., which are included. Attach a map showing the boundaries of the community.*

Dorchester

.2 COMMUNITY SUBDIVISIONS *Have you divided the community into an area or areas with heavy concentration of poverty? If so, indicate such areas as "A", "B", "C", "D", etc. on the above specified map and state below the basis for deciding on the boundaries of such areas. For example, are the areas Census tracts, enumeration districts, school attendance districts, planning areas, etc.?*

.3 INCIDENCE OF POVERTY *Provide the latest readily available information on the community with respect to as many of the following categories as feasible. If you have subdivided the community into areas, as described above, also provide the information for each area. Substitute or add other categories and related statistics as necessary to demonstrate the incidence of poverty.*

Attach a statement describing the sources and time period of the information. Information obtained from the 1960 U. S. Census of Population and Housing may be noted by placing an asterisk (*) to the right of the ITEM name below. See the CAP GUIDE for suggested sources of information.

Boston

	ITEM	COMMUNITY TOTAL	AREA "A"	AREA "B" Dorchester	AREA "C"
5.3.1 POP.	TOTAL POPULATION	697,197		83,267	
	PERCENT OF POPULATION LIVING IN RURAL AREAS	NA %	%	NA %	%
5.3.2 FAMILY INCOME	TOTAL NUMBER OF FAMILIES	164,215		21,580	
	TOTAL NUMBER OF FAMILIES WITH INCOME LESS THAN $3,000	27,359		3,119	
	PERCENT OF ALL FAMILIES WITH INCOME LESS THAN $3,000	16.7 %	%	14.4 %	%
	FAMILIES WITH INCOME LESS THAN $1,000	5,693		681	
	FAMILIES WITH INCOME FROM $1,000 - $1,999	9,432		1,081	
	FAMILIES WITH INCOME FROM $2,000 - $2,999	12,229		1,357	
5.3.3 UNEMPLOYMENT	MALES 14 AND OVER IN CIVILIAN LABOR FORCE	182,827		22,872	
	PERCENT OF SUCH MALES WHO ARE UNEMPLOYED	5.8 %	%	5.1 %	%
	FEMALES 14 AND OVER IN CIVILIAN LABOR FORCE	120,740		12,456	
	PERCENT OF SUCH FEMALES WHO ARE UNEMPLOYED	3.9 %	%	4.2 %	%
5.3.4 WELFARE	PERSONS UNDER 21	235,162		30,056	
	PERCENT OF PERSONS UNDER 21 RECEIVING A.F.D.C. PAYMENTS	NA %	%	30.2 %	%
	PERSONS AGED 65 AND OVER	85,585		9,307	
	PERCENT OF PERSONS 65 AND OVER RECEIVING OLD-AGE ASSISTANCE	NA %	%	NA %	%

(Continued on Page 2 of this form.)

CAP 5. COMMUNITY INFORMATION *(Continued)*

NAME OF APPLICANT AGENCY: ABCD

DO NOT FILL IN: *(For Administrative Use)*

	ITEM	COMMUNITY TOTAL	AREA "A"	AREA "B" Dorchester	AREA "C"
5.3.5 EDUCATION	PERCENT OF PERSONS ENROLLED IN SCHOOL *(14 and 15 years old)*	NA %	%	70.5 %	%
	PERCENT OF PERSONS ENROLLED IN SCHOOL *(16 and 17 years old)*	NA %	%	72.9 %	%
	TOTAL NUMBER OF PERSONS 25 YEARS OLD AND OVER	419,241		41,660	
	PERSONS 25 AND OVER WITH LESS THAN 8 YEARS OF EDUCATION	37,407		9,030	
	PERCENT OF PERSONS 25 AND OVER WITH LESS THAN 8 YEARS OF EDUCATION	NA %	%	21.7 %	%
5.3.6 SELECTIVE SERVICE	PERSONS AGED 18 TO 25 WHO WERE EXAMINED BY SELECTIVE SERVICE	NA		236	
	PERSONS REJECTED BY SELECTIVE SERVICE *(4F and 1Y)*	NA		115	
	PERCENT OF PERSONS EXAMINED WHO WERE REJECTED BY SELECTIVE SERVICE *(4F and 1Y)*	NA %	%	49 %	%
5.3.7 HEALTH	BIRTHS PER YEAR	12,968		1,662	
	DEATHS PER YEAR OF INFANTS UNDER 12 MONTHS	312		46	
	INFANT DEATHS AS A PERCENT OF BIRTHS PER YEAR	.02 %	%	.03 %	%
5.3.8 HOUSING	ALL HOUSING UNITS	NA		21,870	
	NUMBER OF HOUSING UNITS WHICH ARE SUBSTANDARD	NA		3,253	
	PERCENT OF ALL HOUSING UNITS WHICH ARE SUBSTANDARD	NA %	%	14.9 %	%
5.3.9 MINORITY GROUPS	*(Specify group and number of persons in each.)*				
5.3.10 OTHER	*(Specify category and number of persons in each.)*				

* The information in section 5.3.6 is 1968 data obtained from Selective Service headquarters. Section 5.3.7 is from Boston's Health 1965 of the Bureau of Vital Statistics. Information on 1968 school enrollment in Boston comes from the Data Processing Center of the Boston School Board. The rest of the data is taken from the 1960 Census figures for the Boston area.

NF 112

NECESSITY FOR PROPOSED CHANGE

NECESSITY FOR PROPOSED CENTER CODE NO. NF 112

A central facility to house a broad program of health, recreational, social and other community services is necessary in this area. The proposed combinations of services can only be provided adequately if they are housed together with centralized plans for administration and coordination.

The proposed facility -- YMHA-Hecht House, to be called the Lena Park Community Service Center -- is the only facility in this area suitable to house such a combination of services. The building is centrally located in the area. There is no other building facility which could house even a significant part of such services. There is no organized plan for delivery of such a combination of services through any other agencies or organizations.

The activities and services to be provided by the neighborhood facility, which are outlined in Section NF 123, in part represent a grouping of existing services provided in this section of Dorchester which can be better coordinated and better administered in one facility. In addition, such a centrally organized and directed program will be in a position to attract additional resources, and public and voluntary funding, from city, state and national levels. For example several programs, clearly identified, which will be getting increased funding from state and federal sources, are so designed that they will be provided in low-income, high-problem areas where there are combinations of resources to guarantee reasonable delivery of services.

Within such a facility, for example, could be located a public welfare department services center, centers for vocational rehabilitation and retardation services and a center in which a community comprehensive child care program could be provided in accordance with new regulations from the Department of Health, Education and Welfare. In the absence of such a community facility such activities and services might not be provided in the area in that there could be no guarantee of adequate, coordinated, comprehensive delivery.

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* INCLUDING OFFICERS

UNITED COMMUNITY SERVICES of METROPOLITAN BOSTON
HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
14 SOMERSET STREET • BOSTON • MASS. 02108 • (617) RI 2-2000

April 11, 1969

Mrs. Lois Alexander
Regional Director
Neighborhood Facilities Program
U. S. Department of Housing & Urban Development
26 Federal Plaza
New York, N. Y. 10007

Dear Mrs. Alexander:

United Community Services of Metropolitan Boston endorses the proposal for the Lena Park Neighborhood Service Center.

A special United Community Services Ad Hoc Committee during the past year and a half has had the charge of reviewing health and welfare needs in low-income inner city neighborhoods. This committee, and the staff task force working with it, clearly identified the Blue Hill Avenue section of Dorchester, which is the Lena Park Neighborhood Service Center area, as having the highest incidence of health and welfare problems in the city at the present time. The neighborhood is changing rapidly from middle class white to lower class Negro and Puerto Rican population. Public school enrollment figures, public assistance case load patterns and other data gathered within the past year indicate a very rapid change. This neighborhood currently is going through a change very similar to that which took place in Roxbury in the early 1950's.

We believe that the establishment of this neighborhood service center can be of tremendous assistance in stabilizing a rapidly changing neighborhood. Many of our member agencies have expressed real interest and willingness to develop additional needed services in this neighborhood.

Presently three of the senior staff members of United Community Services are devoting a large portion of their time to working with task forces representing interested agencies and community leadership in the Lena Park Neighborhood area on planning and program development. We have participated in developing the proposal which is being forwarded to you.

Very sincerely,

Campbell G. Murphy

Campbell G. Murphy, Director
Boston Planning Department

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The City of Boston
Model City Administration

CITY HALL
BOSTON, MASSACHUSETTS 02108

MAIN OFFICE
BARTLETT BUILDING
2401 WASHINGTON STREET
BOSTON, MASSACHUSETTS 02119
TEL. (617) 427-7970

February 7, 1969

Mrs. Lois Alexander
Regional Director
Neighborhood Facilities Program
Department of Housing and Urban Development
26 Federal Plaza
New York, New York 10007

Dear Mrs. Alexander:

Having worked closely for over a year with Mrs. Doris Graham and the Lena Park Housing Development Corporation, I wish to convey my unqualified endorsement and full support for the Neibor-hood Facilities application to be submitted for your consideration by the Boston Redevelopment Authority on behalf of the Corporation. Approval of the application will make possible the acquisition and rehabilitation of a facility that will provide desperately-needed social services for an area of Boston undergoing rapid population changes.

Although the property involved is not included within the Boston Model City Area, it does directly abut the Model City boundary. More importantly, an entire Model City sub-area (there are six in all) will be included in the service area of the proposed facility. For this reason, I consider the facility highly important to the implementation of the Model City program. I therefore respectfully urge prompt approval of the application.

Sincerely,

PAUL PARKS
Administrator

PP:mjk

cc: Graham

The Commonwealth of Massachusetts

Senate

State House - Boston

HON. SAMUEL HARMON
SIXTH SUFFOLK DISTRICT

COMMITTEES:
CIVIL SERVICE (CHAIRMAN)
LOW INCOME HOUSING (CHAIRMAN)
MILITARY AFFAIRS
PENSIONS AND OLD AGE ASSISTANCE
PUBLIC SERVICE (CHAIRMAN)

January 9, 1968

Doris Graham
Executive Director of APAC
450 Washington Street
Dorchester, Massachusetts

Dear Madame:

Confirming our telephone conversation of yesterday, please be advised that if the Boston YWHA in Hecht House is taken over by the Lena Park House Development Corporation, I will be in favor of a Neighborhood Facilities Program which would be operated at YWHA Hecht House.

Please feel free to call upon me at any time.

Sincerely,

Samuel Harmon
Senator

SH:mb

CITY OF BOSTON/LEAH PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2

Professional Task Force to [illegible]

Meeting - December 19, 1968

Present: Bob DeSimon, Sidney Cole, Doris Graham, Rosetta Grant, Kathy Custafson, Campbell Murphy, Gillie Terry

Boundaries for service area
- Discussion
  - generally a mile in each direction, plus farther down the car line to Mattapan Square and to Grove Hall
- Decision
  - boundaries of the service area for purposes of the proposal will be down Blue Hill Avenue to American Legion Highway to Austin Street to Harvard Street to Walk Hill Street to Blue Hill Avenue and up the Midland Division Railroad to Harvard Street to Washington Street to Columbia Road and back to Blue Hill Avenue

Plans for area around Hecht House
- Discussion
  - 95 units already committed to high rise
  - 200 garden apartments on land to be acquired plus 200 on Lorne Street
  - Gordon's apartments to stay
  - in 14 block area - all rehab plus some in-fill
- Decisions for action
  - 1) Doris Graham will try to contact Kennedy's office while in Washington to determine his interest in the package.
  - 2) Doris Graham will be meeting with Rep. Serlin about the possible conflict and overlap between the project and the plans for the [illegible] building in Franklin Field.

Letter to Lois Alexander asking for extension in submitting Part I
- Discussion
  - indicate the collaborative team efforts and the endorsements
  - outline the nature of the project and the intent of the program
    - purchase and rehabilitate facility (sale price to be established on Dec. 26)
    - outside Model City area - uncovered area in transition - effort to stabilize groups moving in
    - need for many services - social, health, child care, welfare, legal aid, mental health, recreation
    - variety of existing social service agencies to be involved in an on-going program - multi-religious and multi-racial
    - APAC will manage the project and set up a board
  - phone conversation confirmed that Lois Alexander will accept the letter and will give the project first priority and include it in the [illegible] decisions

Decisions for action
1) Gillie Terry will draft the [illegible] to be sent on APAC stationery under [illegible] signature.
2) At least some members of the Task Force should be present at the Jan. 14 meeting between Thornton and Lois Alexander concerning the package.

Endorsements of the package
Discussion
legally necessary endorsements - Mayor White, BRA, APAC and ABCD, Tom Atkins as Chairman of the Housing Board
other appropriate endorsements - Roxbury Multi-Service Center, Associated Jewish Community Centers, Dorchester Board of Trades, DUNA, State Hospital, Dorchester Neighborhood House, State Rep. Finnigan in Dorchester, Senator Sam Harmon, Rep. Serlin, State Rep. [illegible], Rep. Frank Holgate from Roxbury, Dorchester Federation of Neighborhood Houses, Inter-Agency Council, Boston City Hospital (Dave Nelson, Chairman of the Board), Harvard Medical School, Boston College, Episcopal Bishop Burgess, Cardinal Cushing, Jim Brandon of the Governor's Human Task Force, Dan Cronin of the Welfare Department, Model Cities Board (Paul Parks and Dan Richardson), Jim Travis of the Mayor's Committee on Youth, Associated Day Care Services, United Community Services
Decision for action
Gillie Terry's letter to Lois Alexander will be used as the basis for a fact sheet to be used in obtaining the endorsements of the above organizations and individuals.

Possible addition to Hecht House
Discussion
the grant is not for rehab, so necessary to add on
problem of too much room already
need to adapt building for new services
Suggestion of addition
a senior citizens' building with a separate entrance without steps
including a kitchen and office space

Local share - still to be determined
Thornton is the key
Dorchester Board of Trades - but they have no money
best prospects - Associated Jewish Community Centers and UCS

Schedule of meetings
Mon. Jan. 6, at 9:30 am at 72 Franklin Street
meeting of the Professional Task Force
Wed. and Thurs. Jan. 8 and 9, Thornton will be here
Thursday, Jan. 9, 9:30 am meeting with people from Westinghouse

NF 112, Attachment 2, cont.

Responsibility for Part I of the Application

	Responsible Person
NF 110: 1, 2, and 3	DeSimon
NF 111: 1	DeSimon
NF 111: 2, 3, and 4	Gustafson
NF 112	Murphy and Terry
NF 113	DeSimon
NF 114	Graham and Grant
NF 120: 1, 2, 3, 4, and 5	Gale
NF 121	Gale
NF 122	Thornton
NF 123	Murphy
NF 124: 1	ADCO
NF 124: 2	Graham and Grant
NF 130	Gale
NF 131	Thornton
NF 140	DeSimon
NF 141	DeSimon
NF 142	DeSimon
NF 143	DeSimon
NF 150 and NF 151	all together
NF 152	Thornton, CJP, and UCS
NF 153	Thornton, CJP, UCS, and ADCO
NF 160	?
NF 161	Mayor (Graham)
NF 162	Herb Gleason, Corporation Counsel

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

PROFESSIONAL TASK FORCE TO THE LENA PARK HOUSING DEVELOPMENT CORP.

Minutes
Meeting - January 9, 1969

Present: Bob DeSimone, Sidney Gale, Doris Graham, Rosatta Grant, Kathy Gustafson, Campbell Murphy, Father Sheehan, Gillie Terry.

Doris Graham to meet in New York with Thornton and Alexander

Discussion

endorsements from Serlin and Harmon
the Mayor will sign a recommendation when he sees the package
Paul Parks is behind it
Dorchester APAC board met Tues.
the Franklin Field proposal is out
during '69 will work on the Lena Park proposal
during '70 will work on the Dorchester Information Center
will work on only those two as a community

Decision

Mrs. Graham will meet with Thornton the night before in New York to work out some of the details
she will take the application with her to New York

Lena Park Neighborhood Association - the grass roots

Discussion

The Lena Park Neighborhood Association is the real grass roots of the Housing Development Corporation according to Father Sheehan, Chairman of the Board of the Housing Development Corp.
their board has voted that the Dorchester APAC work out the social program to be carried on in the neighborhood facility
Doris Graham said there was some misunderstanding about the role of Lena Park Neighborhood Association in Dr. Becker's program. They thought the L Building was for them. Now they are trying to set themselves up as a separate corp.

Decision

call a meeting of the Lena Park Neighborhood Association to discuss the agreement on a price for Hecht House, the technical assistance of the Dorchester APAC, and the concept of the proposal. Father Sheehan will call the meeting so that the lines of communication will be set up. Doris Grahham will be there so if there are any questions they can be answered. Mr. Murphy will be there too. Thornton may come.

Progress of application

Discussion

NF 110 - Bob DeSimone is making seven maps
changes in the boundaries were noted to include all of census tract T-5b
a facilities map is to be included with the service area outlined.

the schools have no facilities for community recreation
include Boston State Hospital and auxiliary services
map to show public housing

NF 111 - BRA has relocation information about movement into Dorchester with income information

NF 112 and 114 - Done
plus statement from UCS and AJCC

NF 120(5) - to be done on Sunday

NF 121 - to be determined

NF 122 - not yet

NF 123 - done

NF 124 - board has voted on it

NF 130 - having trouble with appraisers

NF 131 - Thornton's responsibility

NF 150 - Graham, Thornton, and Gale to work it out

Decision

responsible people will get their pieces together and the proposal will be put together on Sunday afternoon by Gillie Terry, Mrs. Graham, and Mr. Gale. Mrs. Graham can then carry it with her to New York.

Meetings

January 14, 1969 - all day at UCS
Dorchester Inter-Agency Council

January 19, 1969 3:30 p.m. to about 5:30 at Hecht House
Meeting with Lena Park Housing Development Corp. Board

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

PROFESSIONAL TASK FORCE TO THE LENA PARK HOUSING DEVELOPMENT CORP.

January 31, 1969

Present: Sidney Gale, Gillie Terry, Bob DeSimone, Rev. Edwards, George McCray, Kathy Gustafson, Madelaine Hecht, Campbell Murphy

Need to pull resources together

Discussion

to avoid duplication of services and competition among agencies need to pull together various resources in the Dorchester area that are concerned with the same problems

Decision

rather than starting with mass meetings or individual meetings with representatives of various agencies, it was decided that meetings would be held on Monday, Feb. 10, around various problem areas, at Hecht House
a tentative schedule was set up as follows with members of the task force made responsible for notifying the various agencies:

9:30 - 12:00
Health Services - to include Dr. Becker, Harvard, Public Health (Betty Casso), ABCD (Matt Skinner), Ken Hubbard, Bill Fear, Count Gibson

Noon Luncheon
Family and Children's Services - to include Family Service Association, Associated Day Care Centers, Boston Children's Service, Boston Counseling and Guidance, Inc., Catholic Charities, Jewish Family and Children's Service, Legal Aid Society, Vocational Rehab., and the Welfare Department

3:00 - 5:00
Recreation Services - to include YMCA, YWCA, Roxbury Federation, Dorchester Federation, Hecht House

the details of the meetings will be planned at the next meeting of the task force

Relationship of Hecht House and Dorchester House proposals

Discussion

Dorchester House has done community organization in the area for their proposal
after talk with the Mayor, no deadline anymore for either group to get proposals to the BRA board
Lois Alexander wants Part I and II to be submitted with the survey and financial statements

Decision

to continue to work on proposal
to possibly have a meeting with Dorchester House
need a community organizer for Lena Park to build up more community participation

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

MEETING OF LENA PARK TASK FORCE WITH DORCHESTER APAC NEIGHBORHOOD WORKERS

Thursday, March 6, 1969
3:00 p.m.
Dorchester APAC

Present: Dr. Becker - Boston State Hospital
Clem Doyle - UCS (family and children's services)
Dorothy Bond - APAC worker in housing
Rosetta Grant - APAC worker in recreation
Kathy Gustafson - Brandeis student
Madelaine Hecht - B.U. student
Ed Kovar - UCS (health)
George McCray - Brandeis student
Campbell Murphy - UCS
Rita O'Brien - APAC consumer worker
Lila Robbins - APAC worker in education
Gillie Terry - ABCD
Bill Wimberly - Roxbury YMCA (group worker & leisure time)
Doris Graham - Dorchester APAC

I. Campbell Murphy brought everyone up to date on the status of the Hecht House proposal for a neighborhood facility. Doris Graham reported that she had a good meeting with Romney in Washington.

II. The meeting was then thrown open to the neighborhood workers to indicate what needs they saw in the community and what services they thought the people in the area want and will use in the neighborhood facility.

III. In the area of education, Lila Robbins indicated the following needs in the community:

A. More classes in English conversation for Spanish speaking people, particularly in the evening.

B. English classes for an increasing Haitian population in the area

C. Various tutorial classes in a quiet setting without distractions.

D. Need to educate parents about new teaching methods being used in the schools so they can help their children more.

IV. Ed Kovar suggested investigating the use of the Berlitz School and the Boston Center for Adult Education for language instruction.

V. In the area of Health, the following needs were indicated:

A. Planned parenthood and not just a well baby clinic

B. Children need to have more vitamins

C. Possibility of having the children see both a doctor and a dentist, issuing each child a health card.

D. Need aides in the community after 5 p.m. perhaps in a mobile unit doing such things as TB testing.

E. Make arrangements to have the Blood Mobile at Hecht House for a day, having already gained commitments from people to insure filling the quota.

F. Need to stress prevention in dealing with the drug problem, especially with the teenagers. It was pointed out that movies and seminars were not the best means to reach the young people. It was suggested that the best approach might be through peer groups. It was also suggested that parents be educated about what symptoms to look for in their children. It was also stressed that any program should focus on the constant users.

G. Generally, it was stressed that the health services to be of good quality would have to be as comprehensive as possible and not just a referral center. Those working in the health unit, as in other programs, would have to be selected for their clinical competence and their sensitivity to the problems in the community.

VI. The group agreed that both Spanish speaking and French speaking (Haitian) workers would have to be included in the neighborhood facility staff to reach the total population in Dorchester. Campbell Murphy suggested that the group speak with the Haitian and Spanish speaking workers at the Dorchester APAC to explore in more detail the specific needs of those two groups.

VII. In the area of recreation and leisure time activities, the following needs for programs were indicated:

A. Basketball, baseball, football, and dancing.

B. Summer day camps offering more than just arts and crafts. Possibility of having dramatics. Need for more scholarships in tying in with existing agencies.

C. Trips during vacations

D. A culturally oriented program involving field trips.

E. Leadership training programs so that teenagers could run their own dance.

F. It was stressed that early in the planning process, some young people should be involved to find out what kinds of programs they want.

G. Sewing and cooking classes for the 8-12 age group.

VIII. In the Area of casework and social services, the following problem areas and needs were listed:

A. Drugs

B. Parent-child relationships

C. Marital counseling

D. Alcoholism

E. Counseling for unwed mothers

F. Counseling for juvenile delinquents

G. Legal assistance

H. Possibility of group meetings of people with similar problems.

IX. In the area of housing, the following needs were cited:

A. Inadequate housing for large families

B. Need for additional rehab and new housing in the area.

C. Better housing for the elderly, many of whom are now living in rooming houses. Possibility of group residences.

X. In the area of nutrition, the following suggestions were made:

A. Expansion of Meals on Wheels to Hecht House,

B. Installation of a surplus food station for the distribution of commodities.

XI It was stressed that neighborhood workers and out reach workers would have to be used to inform the community about the facility and to relate the needs to the services in the center in order for the proposed center to really relate to the community needs. It was suggested that the APAC would be able to help in this area.

XII. The problem of transportation to the facility was pointed out and the possibility of having a mini-bus was suggested.

XIII. The following plan for future communication was decided upon for the group. Any further suggestions from the aides should go to Kathy Gustafson or to Doris Graham, to then be referred to the proper subcommittees. The professional task forces will meet first to decide what kinds of services their agencies will be likely to provide. Then they will meet with the neighborhood consultants from the APAC to work out plans in greater detail. It is hoped that representatives of the Lena Park Corp. will also be involved at this point.

Kathy Gustafson

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

ton YMHA-Hecht House • Brookline-Brighton-Newton JCC
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Constituent Agency
Combined Jewish
Philanthropies

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March 7, 1969

Dear Colleague:

Just a brief note to remind you that the next meeting of the Steering Committee of the Lena Park Housing Development Corporation Professional Task Force will take place at the offices of the Combined Jewish Philanthropies, 72 Franklin Street, Boston, at 9:30 a.m. on Friday, March 14, 1969.

At this time we will review progress that has been made to date. As you recall, it was agreed at our last meeting that we would try to accomplish the following items by the 14th:

1. A meeting of the various sub-chairmen of our Task Force with the Dorchester A P A C and its neighborhood staff - to be pulled together by Rosetta Grant.

2. Substantial progress in the involvement of the Lena Park people in the various sub - task force activities - Matt Skinner, Doris Graham and company to give leadership to this.

3. Preliminary meetings of each of the three sub - task forces - to be called by the chairmen:

   A. Health Services - Ed Kovar, chairman

   B. Family & Individual Services - Clem Doyle, chairman

   C. Group Work & Leisure Time Activities - Bill Wimberly

4. Census, statistics on poverty - Gillie Terry, Bob DeSimone

5. New Maps - Bob DeSimone

6. Statement of the Boston YMHA-Hecht House purposes - Sydney Gale

7. Statement on planning grant for the housing development corporation - Campbell Murphy

For your records, I am including a list of our professional steering committee.

Cordially,

Sydney Gale

SYDNEY GALE

SG:ml

Enc.

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER

M E M O NF 112, Attachment 2, cont.

TO: Lena Park Housing Development Corporation
Professional Task Force - Steering Committee

FROM: Sydney Gale DATE: March 24, 1969

This is to remind you that the next meeting of the full Steering Committee of the LPHDS Professional Task Force will take place on Friday March 28, 1969, 9:30 a.m. at the Boston YMHA-Hecht House.

At this time we will hear progress reports and continue our planning effort. It was agreed that the following would try to be accomplished before the meeting of the 28th:

I Organizational Matters

A. We need to involve several of the indigenous people in work of this Steering Committee. Rosetta Grant will speak with Mrs. Bond, Mrs. Witherspoon and Miss Brown.

B. Applications for planning grant will be made to Permanent Charity Fund by a committee of Messrs. Gale and Murphy and Mrs. Graham; to Bob Saltonstall by Campbell Murphy; to Urban Coalition by Campbell Murphy by one method and Sydney Gale on another.

C. An application to U.C.S. on behalf of the Lena Park Housing Development Corporation will be put together by May 1, 1969 with the assistance of Campbell Murphy.

D. Welfare Department and D.C.G. each to have representatives on the Steering Committee - Campbell Murphy will follow up this matter.

II It was further agreed that each sub task force would be called together prior to the meeting on the 28th.

III Review of other successful 703 applicants - Bob DeSimone will pull together a meeting with B.R.A. and with people from the Ecumenical Center to review their experience with 703.

IV Statistics - Bob DeSimone and Gillie Terry will bring statistic and maps up to date by the 28th.

As you recall, we agreed to convene the full Steering Committee every second week alternating the location at the YMHA-Hecht House and the CJP offices. The meeting on Friday, March 28, will be at the YMHA-Hecht House with Cambell Murphy as chairman. The meeting following that will be on April 11, 9:30 a.m. at the offices of the Combined Jewish Philanthropies. Please reserve this date.

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

M E M O

TO: Lena Park Housing Development Corporation
Professional Task Force - Steering Committee

FROM: Sydney Gale DATE: March 24, 1969

Addendum to original memo

I just finished a conversation with Paul Lareau, one of the attorneys for B.R.A. He tells me that he had some serious discussions with Mrs. Lois Alexander, Regional Director of the Neighborhood Facilities Bureau. She is urging us to get an official application in as soon as possible, incomplete as it may be. Accordingly, we both agreed that what should happen next is for the Task Force to revise the original proposal immediately and have it ready for submission to the April meeting of the B.R.A. and then to Washington.

My suggestion is that we indicate those areas of planning that are incomplete or in process, as well as those areas in which there are firm commitments. Since Gillie Terry did such a good job in pulling the other proposal together, I suggest we revise it under her general chairmanship and immediately begin the process. We should have a finished product about the second week in April, no later than April 10.

M E M O

TO: Lena Park Housing Development Corporation

FROM: Sydney Gale DATE: March 31, 1969

As was agreed at our last meeting, the April 11th meeting has been cancelled.

Because of the time factor involved, we will now meet on Monday, April 7, 9:30 a.m. at the Boston YMHA-Hecht House. At this time we will review the written material of the Task Force sub committees in preparation for the submission of the application for the B.R.A. meeting of April 10.

Please mark your calendar for April 7. The next scheduled meeting thereafter will be on Friday, April 25, 9:30 a.m. at the Hecht House.

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 2, cont.

Boston YMHA-Hecht House • Brookline-Brighton-Newton JCC
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Merle I. Locke
Mrs. Bertram R. Paley
Mrs. Sidney Paysnick
Morris Portman
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Sidney Stoneman
William D. Waxman
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Constituent Agency
Combined Jewish
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Jewish Welfare Board

April 3, 1969

Dear Colleague:

As agreed, the next meeting of the Lena Park Housing Development Corporation - Professional Task Force - Steering Committee will take place on Friday, April 25, 1969, 9:30 a.m. at the Boston YMHA-Hecht House.

At this time it is hoped we will have accomplished at least the following:

1. Formal application to foundations for a planning grant which will enable us to hire a director - Campbell Murphy and Sydney Gale.

2. Substantial progress in involvement of community people in the planning - Mrs. Doris Graham, Mrs. Rosetta Grant, Lena Park Housing Board, sub task forces chairmen.

3. Continue meetings of the sub task forces to spell out in more detail potential commitments and services to be provided.

4. Submission of Part II of the application to B.R.A. by April 10.

   A. Mrs. Gillie Terry to pull final report together.

   B. Sydney Gale to provide appraisals.

   C. Bob DeSimone to produce third party contracts.

5. Meeting of sub committee to plan interim program on Friday, April 11, 9:00 a.m. at the Boston YMHA-Hecht House - Dr. Alvin Becker, Campbell Murphy, Mrs. Doris Graham, Sydney Gale, Mrs. Gillie Terry.

Since the minutes have not been prepared at the time of this communication, I may have omitted some important point. If I have done so, please do not hesitate to communicate with me so that I may bring everybody up to date.

Sydney Gale
SYDNEY GALE

NF 112,
Attachment 3

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
DORCHESTER AREA PLANNING ACTION COUNCIL

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124
288-2710

Mrs. Doris Graham
Executive Director

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Mr. James Spillane
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Mr. Oscar Burton
2nd Vice President

Mrs. Joyce Griffin
Secretary

December 26, 1968

Mrs Lois Alexander - Regional
Director of the Neighborhood Facilities Program
Department of Housing and Urban Development
26 Federal Plaza, New York City 10007

Dear Mrs Alexander:

This is to confirm our conversation on December 19. We are preparing a proposal for a Neighborhood Facility in Dorchester which will be part of the 400-unit Lena Park Housing Development, and will also serve persons living within a one-mile radius of the center. In this letter, I want to outline the following:

1. Description of the Area
2. Our Concept of the Center
3. Progress in Writing the Proposal
4. Tentative Endorsements
5. Our Understanding of Status of the Proposal

1. Description of the Area

This section of Boston ; is now receiving large numbers of poor Negro families, as well as poor Puerto Rican, Gypsy and Nova Scotian families. It was once a predominantly Jewish area, and the Boston YMHA Hecht House, the facility which we propose to buy, once enrolled 5000 people and served several thousand more who did not enroll, but came to use its services. Its enrollment has now dropped by half, as more affluent Jewish families moved out to the suburbs, and families with different needs moved into the area. However, the elderly and the poor Jewish families remain in the area.

This area now has the greatestproportion of poor families and bad housing in the Boston area. The extent of the poverty was indicated even in the 1960 Census, which showed that 22% of all the families in Dorchester earned less than $4000. per year; in the census tract around the Boston YMHA Hecht House, 35.1% of the families earned less that $4000. per year; in the service area30%. Because of the nature of the population change in the past eight years, our experience leads us to believe that these percentages are now substantially higher.

The Boston YMHA Hecht House is near four public housing projects; Franklin Hill Avenue, 375 family units; Franklin Field, 504 family units; Ames Street, 80 units for the elderly; and 80 units for the elderly.

In spite of the increased need for improved social services, the area is neither an urban renewal nor a code enforcement area, nor is it within the Model Cities area. Therefore, it is all the more important to create a center which can begin to meet some of the pressing needs of the people who live there.

The acquisition of the Boston YMHA Hecht House as a central facility for social, legal, public health, recreation, and other needed services is one of the keys to the well functioning and success of the Lena Park Housing Development Corporation which will add at least 400 housing units for low-income people.

2. Concept of the Center:

As I mentioned above, Boston YMHA Hecht House has been a neighborhood house for a Jewish community. It is a large building, formerly used as an orphans' home, to which an addition was built in 1960. It is on a six-acre site, some of which will be developed for 221(d)(3) housing by Lena Park Housing Development Corporation. It faces Franklin Park, the largest park in the city, and is one block from Franklin Field, which has playing fields and other outdoor facilities.

Boston YMHA Hecht House is two blocks from a public transit line along Blue Hill Avenue; it is on a major street, American Legion Highway. This means it will be accessable to a large population in Dorchester.

We propose to buy the existing facility and rehabilitate it to fit the needs of a community multi-purpose center. Also, we plan to make an addition which will be used for Senior Citizens' Center. The new neighborhood facility will offer legal aid, social services, health services, welfare services, child care services, mental health services and recreation facilities.

We have a unique opportunity here, to create a place which will be a multi-racial, multi-religious, multi-purpose center. Many local groups, both public and private, have indicated their interest in developing the center. It is anticipated that the operation of the Neighborhood Facility will be carried through by a variety of philanthropic and volunteer agencies. Both of the "umbrella" private social, planning and coordinating agencies in Greater Boston, United Community Services of Greater Boston, and Combined Jewish Philanthropies of Greater Boston, are interested in working on services for the center. The center will be an integral part of the planning being done by Dorchester citizens to insure that Dorchester will be a good place to live for all its people.

We are working out an arrangement in which the Dorchester Area Planning Action Council will be subcontracted to run the center.

3. Progress in Writing the Proposal

We have assembled a Task Force of professional advisers to prepare the proposal. They are:

Harold A Thornton - Consultant for the Lena Park Housing Development Housing Corporation

Sydney Gale - Associated Jewish Community Centers

Campbell Murphy - Director of Planning Department - United Community Services

Mrs Arthur Davis - Associated Planning Department - United Community Services

Mrs Rosetta Grant - Recreation and Cultural Enrichment Worker - Dorchester A P A.C

James Busch - Educational Director - Dorchester A P A C

Mrs Millicent Snow - Director of Headstart- Dorchester A P A C

Mrs Gillie Terry - Neighborhood Planner - Action for Boston Community Development, Inc

Robert A DeSimone - Planning Department - Boston Redelopment Authority

Kathryn Gustafson - Pre-Doctoral Candidate - Florence Heller School - Brandeis University

In the next few days, there will be a meeting to set a price for the Boston YMHA Hecht House. It is our understanding that the price will be based on the principle of fair market value. Representing the Lena Park Housing Development Corporation will be The Reverend Isaac Edwards, President; Father Shawn Sheehan, Chairman of the Board; Vincent Harrington, Corporation Attorney; Mrs Doris Graham, Executive Director of Dorchester A P A C; and consultants of the Lena Park Housing Development Corporation, as well as other members of the corporation.

4. Endorsements

The concept of the Lena Park Housing Development, including housing for the poor and the neighborhood facilities, has been discussed at some length with appropriate agencies and community groups. Their response has been most gratifying, and has encouraged us to assist the Lena Park Housing Development Corporation in filing the application in behalf of the community. We shall

include as many of the official endorsements as are possible to obtain within the next two weeks. The list will include the following tentative endorsements: (partial listing)

Kevin White - Mayor of City of Boston

Thomas J Atkins - Boston City Council - Chairman of Housing Committee

Reverend James Breeden - Chairman of Urban Problems - Commonwealth of Massachusetts Human Rights Committee

Paul Parks - Executive Director and the Model Cities Neighborhood Board

Hale Champion - Executive Director - Boston Redelopment Authority

Robert Coard - Executive Director - Action for Boston Community Development, Inc

Dorchester Board of Trades

Dorchester Inter-Agencies Council

Mattapan Organization

Boston Area Planning Action Councils

Allston-Brighton M P C
Columbia Point N A C
J F K Family Center - Charlestown
Dorchester A P A C
East Boston A P A C
Jamaica Plain N A C
North End Community Action Program
Parker Hill-Fenway
Roxbury-North Dorchester A P A C
South Boston N A C
South End Neighborhood Action

United Community Services of Greater Boston

(Interested affiliate agencies to be listed individually at a later date)

Combined Jewish Philanthropies of Greater Boston

Associated Jewish Community Centers of Greater Boston

5. Status of Proposal

We are also, in this letter, confirming our conversation of two weeks ago. We trust this letter will serve to reserve a place in the list of priorities that will be subject to funding and other decisions which are now being reviewed for the 1969 fiscal year.

We would greatly appreciate receiving from you, confirmation of your receipt of this letter. In addition, your suggestions and reactions to this proposal would be most welcome.

We look forward to a visit with you, to discuss the proposal in the near future.

Cordially

DORCHESTER A P A C

Doris Graham

(Mrs) Doris Graham
Executive Director

dg/sg/dl

Copies as noted

DORCHESTER AREA PLANNING ACTION COUNCIL

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124
288-2710

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1st Vice President

MR. OSCAR BURTON
2nd Vice President

MRS. JOYCE GRIFFIN
Secretary

January 31, 1969

Mr. Andrew M. Olins
Mayor's Office of Public Service
New City Hall
Boston, Mass.

Dear Mr. Olins:

This letter concerns our meeting on January 27 with Mayor White, Barney Frank and yourself, Mrs. Lois Alexander of HUD, representatives of Dorchester House and Dorchester APAC. After discussing with Mrs. Lois Alexander, the proposal of the Lena Park Development Corporation, to purchase and rehabilitate Hecht House as a neighborhood facility, we have decided that it would be in our interest to delay submitting our proposal. We can gain additional "points" in the evaluation of our proposal by combining Parts 1 and 2 of the application. This means that we will be submitting a detailed description of the program to be housed in the new facility, and detailed budgets for the project development cost. As you know, we are also investigating the possibility of amending the borders of the Model City area to include Hecht House, since projects in Model Cities areas are given preference in the allocation of scarce funds.

Therefore, we will not be submitting a signed application to your office by Friday, January 31, for submission to the BRA Board meeting February 6. We will hope to have the final document ready for submission in 2 months.

Thank you for your assistance and support. Please call us if there are any questions.

Sincerely,

Doris Graham

(Mrs.) Doris Graham
Executive Director

ACTION for BOSTON COMMUNITY DEVELOPMENT Inc.
150 TREMONT STREET . SUITE 500 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5600

February 25, 1969

To all the people who attended the meetings at
Hecht House, February 18, 1969:

Enclosed are the minutes from the meetings, and slightly revised lists of the people who attended them. If there are any corrections or changes, please call me at ext. 404. We felt that the meetings were very good, and we will be looking forward to talking with you again.

Sincerely,

Gillie Terry

Gillie Terry
Planning and Evaluation Department

ARTHUR J. GARTLAND, *President;* MRS. MELNEA A. CASS, *Vice President;* ROBERT H. GARDINER, *Vice President;*
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F. DOUGLAS COCHRANE, *Clerk;* ROBERT M. COARD, *Executive Director*

MEETING AT HECHT HOUSE
February 18, 1969 at 1:00 p.m.
Family Services Planning

People present: see attached sheet.

A. Sidney Gale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.

B. He then suggested the following points for discussion:
1. Reaction to the concept of the service center.
2. Understanding of the needs of the people living in the area.
3. Possible involvement of agencies represented at this meeting.

C. Clem Doyle, of UCS, said that the concept of the center fits UCS's endorsement of decentralization of services.

D. Arthur Schoepfer, of Boston Legal Aid, asked what the timetable of the development is. Father Sheehan explained the current status of the funding for the housing development; Gillie Terry explained the status of the Neighborhood Center proposal.

E. Schoepfer then explained the development of the Legal Assistance project in Boston. At present all of their funds come from OEO, and that funding for next year is uncertain for everyone. The problem is to get a lawyer and a secretary available for a center such as Lena Park. He said that his agency is interested and will work, within their means, on the development of the center.

F. Father Sheehan explained the nature of the community, changes which have taken place in it, and the role of the Lena Park Association.

G. Ed Lamphres, of Family Counseling and Guidance Centers, said that he isinterested in the concept of the center, and could have people involved to see how it develops, and to follow up needs. He then asked whether the new center would primarily serve people in the new housing development; Bob de Simone explained that the service area is supposed to be much larger, and indicated the boundaries on the map. L. asked how we can insure that we aren't planning for people again. In response to this question, Sidney Gale explained that the APAC has been involved from the beginning in the planning of the service center; Gillie Terry explained the plans for the survey of health and service needs; F. Sheehan

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(Health Services Planning Meeting, at Hecht House, February 18, 1969, 9:30 a.m.)

G. Matt Skinner, of ABCD, said that we are at an opportune time to develop comprehensive services for this area. There are 4 groups operating in the area -- Model Cities, Community Schools, Harvard Street Clinic, and Boston State Hospital--

H. Pollock, of Boston City Hospital, said that BCH has only been working for three weeks on the redevelopment of satellite clinics; they have already worked in Charlestown on the comprehensive health center, and are working now on a comprehensive plan to involve the satellite clinics in a comprehensive plan for Boston. They have already met with Carney, Shattuck and Boston State.

I. Matt Skinner said that he would rather offer technical assistance to a community-based health committee than continue to plan as professionals in isolation.. Sidney Gale said he will talk to the Lena Park board to get some people to a community committee on health planning. Matt offered to work with Doris Graham to develop such a committee.

It was decided that Ed Kovar would call the first meeting of the health planning agencies, and that Matt Skinner would be responsible for coordinating the involvement of community people.

J. Sister Mary Bernadette said that Carney has prepared a survey questionnaire on health needs of the community; a random sampling of the community will probably be used, although the methods are not fixed yet. Ed Kovar mentioned that there is some UCS-CJP data available, but probably cannot be broken down into areas as small as this one. It was also mentioned that the Student Health Organization did a survey in Dorchester, although not in this service area. Gillie Terry suggested that the survey by Carney be coordinated with the survey on income which has to be done for the Neighborhood Facility proposal, and with other health planning for the area.

K. Solon Cousins, of the YMCA, said that the Greater Boston YMCA already has a commitment to the area, in terms of capital and staff, and training of people. The particular commitments of local offices is left up to the Directors. The Director of the Mt. Bowdoin YMCA, Margie Sutter, said that they are now doing a survey of boundaries and needs of their community. At present they serve youth, since adults aren't interested. The Director of the Roxbury YMCA, Bill Kemberly, said that they are involved in the community but no boundaries have been drawn.

(Health Services Planning Meeting, at Hecht House, February 18, 1969, 9:30 a.m.)

It was decided that Bill Wemberly will head the group of people working on Recreation Planning for the service area.

L. Father Sheehan, of St. Leo's parish, said that support for the planning can come from the Lena Park associations, the youth-men's organization, and the public housing modernization-government committee. Mrs. Warnum said that her committee has been writing up proposals from all the projects for multiservice centers within the projects. She felt that the modernization committees are representative. Dottie Bond, of the Dorchester APAC, said that she had been working with a modernization committee.

The meeting ended at noon.

Gillie Terry
ABCD

People present at Health Services Planning Meeting
at Hecht House, February 18, 1969, 9:30 a.m.

NAME	AGENCY	TELEPHONE
Mr. Lewis Pollock	Boston Dept. of Health and Hospitals	424-4953
Sr. Mary Bernadette	Carney Hospital	296-4000
Mr. Thomas deVane	Carney Hospital	296-4000
Dr. William McCourt	Boston State Hospital	436-6000
Ms. Betty Warnum	Model Cities	427-2907
Ms. Margie Sutter	YMCA	436-6750
Mr. Solon Cousins	YMCA	536-7800
Mr. William Wimberly	YMCA	427-5300
Ms. Joy Rabinowitz	Boston Children's Service Association	227-3800
Mr. Arthur Schoepfer	Boston Legal Aid	227-0200
Ms. Dorothy Bond	Dorchester APAC	288-2710
Fr. Shawn Sheehan	St. Leo's	436-1445
Ms. Millie Guberman	Heller School, Brandeis	894-6000 ext. 507
Mr. George McCray	Heller School, Brandeis	876-1430
Ms. Gillie Terry	ABCD	742-5600 ext. 404
Mr. Bob DeSimone	BRA	227-4270 ext. 302
Mr. Sidney Gale	AJCC	542-1870
Mr. Matthew Skinner	ABCD	742-5600 ext. 412
Mr. Campbell Murphy	UCS	742-2000
Mr. Ed Kovar	UCS	742-2000
Mr. Arthur L. Davis	UCS	742-2000

MEETING AT HECHT HOUSE
February 18, 1969, 9:30 a.m.
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People present: see attached sheet.

A. Sidney Gale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.

B. He then suggested the following points for discussion:
1. Reaction to the concept of the service center
2. Understanding of needs of the people living in the area.
3. Possible involvement of agencies represented at this meeting.

C. Ed Kovar, of UCS, suggested tha t service planning for the area be done through a broad community corporation, which is interested in housing, health and community development. Participating agencies would be members of the corporation. This idea grew out of the Model Cities concept.

D. Sister Mary Bernadette, and Thomas deVane, of Carney Hospital, said that their hospital is interested in establishing a mobile clinic. They have already talked with Doris Graham and Model Cities already. They estimate that 50% of CH patients are from Dorchester. It was asked if anyone had information on where people from the area go now for health services.

E. Mrs. Betty Warnum, of Model Cities, asked what the mobile clinic would include, and how much training of local residents was planned. Representatives from Carney replied that the mobile clinic, as thought of now, would use a waiting place (like Hecht House) for people, and would offer discussion, cursory examination and referral. Ed Kovar suggested that the van could operate within a larger system of satellite clinics and referrals to several partisipating hospitals, as the Model Cities plan plans to do. deVane said that at present the hospital can train aides.

F. Campbell Murphy said that this discussion points up the need for a comprehensive plan for health services in the area.

(Family Services Planning Meeting, at Hecht House, February 18, 1969, 1:00 p.m.)

said that the Lena Park Association is representative of the community.

H. John Doyle, of Catholic Charitable Bureau of Boston, said that the proposed center fits their scheme of decentralized services.

I. William Murphy, of Grove Hall Welfare Office, said that he estimates that there are 4000 cases in the service area; this would mean that 10,000 to 11,000 people are on welfare in this area.

J. Clem Doyle, of UCS, said that there is an existing package of services which can be used in this area as well as in another; if it is used for this area, the boards of the participating agencies will not have to be consulted again, as they will be if they become involved in a new way.

K. Murphy said that this location would be good for an office that is trying to move out of Grove Hall to serve this area. The local branch offices can't expand any further.

L. It was decided to send a package of information on the neighborhood center proposal, and the neighborhood, to people attending this meeting. It was also decided to get in touch with Mack Hoe, from the Boston Housing Authority, and Dr. Kinlock, from the Public Health Department. Gillie Terry will do both of these.

The meeting ended at 2:30 p.m.

Gillie Terry
ABCD

People present at Family Services Planning Meeting
at Hecht House, February 18, 1969, 1:00 p.m.

NAME	AGENCY	TELEPHONE
Sr. Mary Bernadette	Carney Hospital	296-4000
Mr. Edward Landry	Family Service Assocn. of Greater Boston	523-6400
Mr. John J. Doyle	Catholic Charitable Bureau of Boston	523-5165
Mr. William Murphy	Public Welfare, Grove Hall Office	442-1811
Mr. Ed Lamphres	Family Counseling and Guidance Centers	542-0903
Ms. Nancy B. Ebiling	Children's Protective Services of MSPCC	227-2280
Mr. Arthur E. Schoepfer	Boston Legal Aid	227-0200
Mr. Bill Taylor	Boston Children's Service	227-3800
F. Shawn Sheehan	St. Leo's	436-1445
Ms. Millie Guberman	Heller School, Brandeis	894-6000
Mr. George McCray	Heller School, Brandeis	876-1430
Mr. Clem Doyle	UCS	742-2000
Mr. Campbell Murphy	UCS	742-2000
Mr. Bob DeSimone	BRA	227-4270 ext. 302
Mr. Sidney Gale	AJCC	542-1870
Ms. Gillie Terry	ABCD	742-5600 ext. 101

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 112, Attachment 4, cont.

People present at Recreation Services Planning Meeting, at Hecht House, February 18, 1969, 3:00 p.m.

NAME	AGENCY	TELEPHONE
Mr. Ralph Darian	Boy Scouts of America	522-4000
Mr. Bill Taylor	Boston Children's Service Association	227-3800
Ms. Virginia Erlich	Roxbury Multi-Service Center	232-2353
Mr. Harold Thornton	Housing Consultant	
Mr. Sidney Gale	AJCC	542-1870
Mr. Bob DeSimone	BRA	227-4270 ext. 302
Ms. Gillie Terry	ABCD	742-5600 ext. 404
Mr. Campbell Murphy	UCS	742-2000

MEETING AT HECHT HOUSE
February 18, 1969, 3:00 p.m.
Recreation Planning

People present: see attached sheet.

Since this meeting was small, it was more informal than the other two. Campbell Murphy explained the concept of the proposed Neighborhood Service center,&the Lena Park housing development. The first part of the meeting was spent in discussion with Ralph Darrian, of the Boy Scouts; the second, with Harold Thornton, housing consultant who is working on the Neighborhood Service center proposal, and the Lena Park housing development.

The meeting ended at 4:00 p.m.

Gillie Terry
ABCD

NF 112, Attachment 5

ACTION for BOSTON COMMUNITY DEVELOPMENT Inc.
150 TREMONT STREET . SUITE 500 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5000

March 27, 1969

To: Representatives of social service agencies who have expressed interest in participating in the proposed Lena Park Neighborhood Service Center.

Enclosed is a summary of the Lena Park Neighborhood Service Center proposal and a description of the present stage of the planning process. We are sending this to you so you can stay informed of our progress, and in the hope that your agencies will want to become an active partner in the center.

We will look forward to talking with you.

Gillie Terry

Gillie Terry

GT:lcc
enclosure

ROBERT H. GARDINER, President; MRS. MELNEA A. CASS, Vice President; MILTON E. COLE, Vice President
KENNETH I. GUSCOTT, Vice President; MRS. MARY COLBERT, Vice President; FREDERICK A. RITCHIE, Treasurer
F. DOUGLAS COCHRANE, Clerk; ROBERT M. COARD, Executive Director

THE LENA PARK NEIGHBORHOOD SERVICE CENTER

A Brief History of the Proposal

THE LENA PARK NEIGHBORHOOD SERVICE CENTER

The proposed Lena Park Neighborhood Service Center (LPNSC) is part of a unique approach to the problems of Inner City neighborhoods. Not only are comprehensive social services being planned for the 45,000 people living in the western part of Dorchester, but also 350-400 units of low- and middle-income housing will be built, and businesses along Blue Hill Avenue will be rehabilitated.

MOST IMPORTANT, THE PEOPLE LIVING IN THE AREA WILL BE INVOLVED IN THE DESIGN, DEVELOPMENT AND DELIVERY OF SOCIAL SERVICES WHICH THEY USE.

At this time, the Lena Park Housing Development Corporation, a nonprofit corporation made up of neighborhood residents, is requesting funds from the Department of Housing and Urban Development's (HUD) Neighborhood Facility grants, to purchase YMHA-Hecht House and equip it as a neighborhood multiservice center. It will be next to a 350-400 unit development of 221d3 and 236 housing, also sponsored by HUD and LPHDC. The LPNSC will serve not only the people who move into the new housing but also the people who live in existing housing in the area.

At present, people living here have to find services as best they can -- often making long and expensive taxi trips across town, to clinics with fragmented and inadequate services. Now these same people will be able to suggest the manner in which services will be provided; in many cases they will also participate in the actual service programs.

The benefits of decentralized services are widely recognized, as are the benefits of coordinated, comprehensive services; it is also recognized that people have a right to decent and thorough health care.

THIS APPROACH ALSO RECOGNIZES THAT PEOPLE HAVE A RIGHT TO PARTICIPATE IN THE DEVELOPMENT AND DIRECTION OF SERVICES THAT AFFECT THEIR LIVES.

The activities and services to be provided by the LPNSC will in part represent a grouping of existing services provided in this section of Dorchester, which can be better coordinated and better administered in one facility. In addition, such a centrally organized and directed program will be in a position to attract additional resources and public and voluntary funding from city, state and national levels. For example, several programs which will be getting increased funding from state and federal sources, are so designed that they will be provided in low-income high-problem areas where there are combinations of resources to guarantee reasonable delivery of services. For example, within such a facility could be located a public welfare department services center, centers for vocational rehabilitation and retardation services, and a center in which a community comprehensive child care program could be provided, in accordance with new regulations from the Department of Health, Education and Welfare.

This material is a summary of the proposal to HUD and a description of related work being done. If there are any questions, please call Gillie Terry, at Action for Boston Community Development (ABCD), 617-742-5600.

A. The Lena Park Development

The Lena Park Development represents a unique combination of efforts in the production of housing, neighborhood services and rehabilitation of local businesses. And, as we said earlier, it has grown out of a unique approach to local planning and direction. The development is more significant in view of the location of Lena Park: it is in an area which has undergone radical changes during the last 10 years, as thousands of poor families -- Black, Puerto Rican, Gypsy, Nova Scotian and others -- have moved into an area which was formerly a predominantly middle-class Jewish community. The Lena Park Development will be meeting the needs of this community as they arise

Major investments will come from the following sources:

1. Westinghouse Corporation, through its Urban Systems Lab, is providing $60,000 of seed money for the housing development.

2. FHA has approved financing for the Lena Park Housing Development Corporation to build the 350-400 units under the 221d3 and 236 HUD programs. Rent supplement funds will enable these units to be rented to low-income families.

3. HUD funds, if approved, will allow the acquisition of Hecht House for a Neighborhood Service Center.

4. Program investments will come from a variety of public and private sources, to provide comprehensive services for health, family services and recreation in the new center.

5. Urban Systems Lab of Westinghouse Corporation will also provide funds for rehabilitation of businesses along Blue Hill Ave.

B. Support from the larger Boston community

Mayor Kevin H. White has publicly endorsed the development, at a meeting with Mrs. Lois Alexander from the New York regional office of HUD, the Dorchester APAC staff and the professional task force working on the Neighborhood Facility proposal (703).

The Boston Redevelopment Authority (BRA) has endorsed the proposal, and has agreed to be the public body formally submitting the 703 proposal.

The Boston Model Cities Board, and the Area 6 Model Cities Board (whose service area forms part of the Lena Park Neighborhood Service Center area) have both endorsed the proposal for the LPNSC.

A professional task force has been working since early December to propare material for the documents of application, and is now working to organize the planning and integration of services in the LPNSC. The task force consists of 3 working groups and an advisory committee. The actual planning work is described more fully in the following section.

C. The state of planning work for the Neighborhood Facilities (703) proposal

1. As we mentioned earlier, technical assistance in preparing the rpoposal is being provided by a professional task force. A list of members of the task force is attached at the end of this paper.

The coordination of the proposal is being carried out by Mrs. Gillie Terry, in the Planning Department, and Matthew Skinner, in the Health Services Department of Action for Boston Community Development (ABCD); and, by Sydney Gale, of Associated Jewish Community Centers.

2. A draft of Part I of the application for a 703 grant was submitted to Mrs. Lois Alexander on January 14, 1969, by Mrs. Doris Graham.

3. Mrs. Alexander has discussed the application with us, visited Boston on January 28, and talked further about the proposal.

4. An initial meeting of service agencies interested in participating in the multiservice center was held on February 18 at Hecht House. Representatives of 24 agencies attended.

5. Out of this meeting three work groups were formed, to develop the planning for Health, Family Services, and Recreation.

The group directors are: Health, Ed Kovar (Director of Health Planning at United Community Services); Recreation, Bill Wemberly (Director of Roxbury YMCA); Family Services, Clem Doyle (Director of Family Services, United Community Services).

C. 6. Local participation

a. The Lena Park Association and its partner the Lena Park Housing Development Corporation, have been involved continuously in the program.

The Lena Park Association was formed in 1967 by neighborhood residents to do something about the neighborhood around Hecht House -- vandalism, property neglect and juvenile delinquency were major problems. The Lena Park Housing Development Corporation was formed in 1968 , as a nonprofit sponsor for the housing.

Members of the Association and Corporation will be participating in the planning groups working on services for the LPNSC.

b. The Dorchester Area Planning and Action Council (APAC), through both its staff and its Director, Mrs. Doris Graham, has been involved from the beginning in developing the housing development and multiservice center. The APAC will be subcontracted to run the LPNSC.

Neighborhood workers, and program directors of the APAC are participating in the program planning now underway.

c. Other neighborhood participants in the planning process will come from the staff of community workers who are at Boston State Hospital's Neighborhood Service Center The staff at the Center is made up of indigenous nonprofessionals who work alongside mental health professionals in three programs,to give preventive psychiatric services to people in the neighborhood.

C. 6. d. Residents who are not members of any of the above groups will be participating in the 3 planning groups.

7. We are currently:

a. Completing the organizational work for involving the representatives of the community, the Dorchester APAC, and the professional agencies in the actual design and planning of programs for the LPNSC.

b. Holding initial meetings of the work groups on Health, Family Services and Recreation among the community people who will be involved, and among the professionals who will be involved.

c. Revising the maps and statistics for the service area according to the new definition of the area.

d. Submitting proposals for a grant with which to hire a director for the Lena Park Housing Development Corporation so that the planning and implementation of the designs for housing and the LPNSC can be assured of continuity. Also, community people will be paid out of this grant, to reimburse them for time spent in planning meetings for the LPNSC.

D. Description of YMHA-Hecht House

LPNSC will be housed in YMHA-Hecht House, now a member agency of the Associated Jewish Community Centers of Greater Boston. It has been used as a community facility by a nonprofit sectarian agency as its central leisure time community service facility. The building is in excellent condition and has been meticulously maintained.

The original portion of the building was built in 1910 as an orphan home. Around 1930 it was renovated into a neighborhood settlement house with about 490,000 cubic feet. In 1959 a new wing was added with about 343,000 cubic feet and the original building was completely redone to make an integrated whole. The building meets all city fire, safety and health code requirements. It also meets specifications for a Daycare facility.

Blueprints of the structure can be made available.

Hecht House is located near 3 public housing projects: Franklin Hill Avenue, 375 family units; Franklin Field, 504 family units; Ames Street, 80 units for the elderly. It is 2 blocks from a public transit line along Blue Hill Avenue, and it is on a major street, American Legion Highway. This means it will be accessible to a large population in Dorchester. In spite of the increased need for improved social services, the area is neither an urban renewal nor a code enforcement area, nor it is all within the Model Cities area. (The northernmost section is in Model Cities Area 6.)

E. Description of area

This section of Boston is now receiving large numbers of poor Black families, as well as poor Puerto Rican, Gypsy and Nova Scotian and Haitian families. It was once a predominantly Jewish area, and Hecht House enrolled 5000 people and served several thousand more. Its enrollment has now dropped by half, as more affluent Jewish families have moved out to the suburbs, and families with different needs have moved into the area.

Dorchester has received at least 2900 people from the Washington Park and South End urban renewal projects. Now that displacement for the Inner Belt has begun, we can assume that many more people will move to Dorchester in order to make room for the highway.

This area now has the greatest concentration of poor families and bad housing in Boston.

On the following page is a fact sheet on the service area for LPNSC.

Population and Income in 1960

	Lena Park Service Area	Boston
Total Population	45,183	697,938
% Families Earning Under $3000/yr.	16.8%	16.6%
% Families Earning $3-6000/yr.	40.1%	37.0%

Because of the changes in population in the last 9 years, we believe that the percentages of poor families are now substantially higher.

Changes Since 1960

Enrollment at Hecht House has changed:
1960: 5000 members; 99% white
1969: 1350 members: adults white; nursery 35% Black, teenagers 65% Black

Nonwhite population in the service area estimated to have increased to 10 times the 1960 nonwhite population; it is expected to continue to increase rapidly.

How It Is Now

17% of the 1968 population of the LPNSC service area moved there in 1967 or 1968.
40% of the 1968 population was under 18.

Public Assistance caseload in the service area is:

Old Age Assistance	1274
Medicaid	487
AFDC	2897
Disability Relief	482
General Relief	658
Total	5798

In 1968 there were 5210 employed adult heads of households in the service area; 79.6% of them hold nonprofessional, nonmanagerial jobs; 38% hold operative-unskilled and service jobs.

Enrollment in public school grades 1-3 was 66.6% black in 1968.

We have a unique opportunity here, to create a place which will be a multi-racial, multi-religious, multi-purpose center. The center will be an integral part of the planning being done by Dorchester citizens to insure that Dorchester will be a good place for all its people to live.

This material was drawn up on March 27, 1969.
For questions or further information, call
Gillie Terry, ABCD, 742-5600, ext. 404.

LENA PARK HOUSING DEVELOPMENT CORPORATION

Professional Task Force

Steering Committee

Campbell Murphy
United Community Services
14 Somerset Street
Boston 02108 742-2000

Clem Doyle
United Community Services
14 Somerset Street
Boston 02108 742-2000

Edward Kovar
United Community Services
14 Somerset Street
Boston 02108 742-2000

Sydney Gale
Associated Jewish Community
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George McKray
Florence Heller School
Brandeis University
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Mrs. Mildred Guberman
Florence Heller School
Brandeis University
Waltham 02154 TW 4-6000

Miss Katherine Gustafson
Florence Heller School
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Matthew Skinner
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450 Washington Street
Dorchester 02124 288-2710

Mrs. Rosetta Grant
Dorchester A.P.A.C.
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Mrs. Murial Scott
Dorchester A.P.A.C.
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James Busch
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Reginald Eaves
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William Wimberly
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Father Shawn Sheehan
St. Leo's Church
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Dorchester 02124 436-1445

Rev. Isaac Edwards
Church of God & Saints of Christ
94 Fowler Street
Dorchester 02124 436-9818

Dr. Alvin Becker
Boston State Hospital
591 Morton Street 436-6000
Dorchester 02124

Mrs. Gwen Witherspoon
L Building
Lena Park Housing Development Corp.
Boston State Hospital
591 Morton Street 436-6000
Dorchester 02124

LENA PARK HOUSING DEVELOPMENT CORPORATION

Professional Task Force

Steering Committee

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Boston State Hospital
591 Morton Street
Dorchester 02124 436-6000

David Dubin
Jewish Community Center
65 Nahant Avenue
Revere 02151 AT 4-8395

NF 113

CONS. [illegible] COMPREHENSIVE PLAN

CONSISTENT WITH COMPREHENSIVE PLANNING CODE NO. NF 113

The proposed Lena Park Community Center is consistent with both physical and social plans for the City of Boston, as expressed in its 1965-1975 General Plan, adopted on December 17, 1964, by the Boston Redevelopment Authority, the City's official planning agency.

Under the land use provisions of the General Plan the area to be served by the proposed facility is expected to retain its present pattern of residential use bordered by large tracts of park land. The residential character of the area will be reinforced by plans of the Lena Park Housing Corporation to construct 350-400 units of low- and moderate-rental housing, under the 221 (d)(3) and 236 programs of HUD, and to rehabilitate many older residential and commercial structures in the immediate vicinity of the proposed center.

Under provisions concerning the development of human resources the General Plan encourages the cooperation of public and private agencies and local citizens to break down discrimination barriers and to expand social, economic and educational opportunities for all residents in the city. The proposed multifaceted center offers an effective means for combining the resources of local, public and private agencies with the talents and energies of community residents in efforts to strive toward these ends.

Situated at the southern tip of Boston's Model Cities area (and including Model Cities neighborhod No. 6), the proposed Center lies directly within the path of migration of lower income Afro-American and Puerto Rican families from the Roxbury section of the city. The services to be provided by this Center, if initiated now, can be expected to be important elements for easing the tensions and strains which tend to arise in neighborhoods undergoing changes in racial and ethnic composition.

NF 114

MINORITY GROUP CONSIDERATIONS

MINORITY GROUP CONSIDERATION CODE NO. 114

The Lena Park Association, and its affiliate, the Lena Park Housing Development Corporation, have been characterized from the beginning by interracial participation and cooperation. It is the intention of the group to continue to strive for their goal of a peaceful interracial neighborhood. The Lena Park Community Service Center will certainly operate as a place open to all people, regardless of their race, creed or national origin.

NF 114: Minority Group Considerations

OFFICE OF ECONOMIC OPPORTUNITY

Community Action Program

Assurance of Compliance with the Office of Economic Opportunity's Regulations under Title VI of the Civil Rights Act of 1964

Dorchester Area Planning Action Council (hereinafter called the "Applicant")

(Name of Applicant or Delegate Agency)

AGREES THAT it will comply with title VI of the Civil Rights Act of 1964 (P. L. 88-352) and the Regulations of the Office of Economic Opportunity issued pursuant to that title (45 C.F.R. Part 1010), to the end that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance either directly or indirectly from the Office of Economic Opportunity; and HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant either directly or indirectly by the Office of Economic Opportunity, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it either directly or indirectly by the Office of Economic Opportunity.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining either directly or indirectly any and all Federal grants, loans, contracts, property, or discounts, the referral or assignment of VISTA volunteers, or other Federal financial assistance extended after the date hereof to the Applicant by the Office of Economic Opportunity, including installment payments after such date on account of applications for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, and assignee, and the person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Applicant.

Date September 20, 1968

Dorchester Area Planning Action Council

(Name of Applicant or Delegate Agency)

By [signature]

(President, Chairman of Board, or comparable authorized official)

450 Washington Street

Dorchester, Massachusetts

(Mailing address)

CAP FORM 11 APR 65

GSA HC 66-14726

DORCHESTER AREA PLANNING ACTION COUNCIL

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124
288-2710

MRS. DORIS GRAHAM
Executive Director

MR. HERBERT HYSON
Chairman

MR. JAMES SPILLANE
1st Vice President

MR. OSCAR BURTON
2nd Vice President

MRS. JOYCE GRIFFIN
Secretary

Minority Group Participation

The location of the proposed Neighborhood Facility will provide the Dorchester APAC with a greater community planning, outreach and programming. The racial composition of this area consists of Afro-Americans, Caucasians and Spanish Speaking residents.

A multi-racial participation, for the planning of this much needed facility, has been in operation since the inception and discussion of a neighborhood facility.

Many local groups, both public and private, have indicated an interest and willingness to share in the program and development of the neighborhood center.

The following steps have been taken to assure full community participation and a multi-racial program and operation:

1. Various agencies, organizations, and community groups will be responsible for the operation of certain programs at the center.

2. Frequent community meetings will be held to discuss plans, programs and progress of the Neighborhood Facility.

3. An inter-racial group has been formed by the Dorchester APAC for the purposes of exchanging ideas, fellowship and recreation.

4. Selection of officers and employees will be governed by the Dorchester Area Planning Action Council. (APAC)

Signed [illegible]
Executive Director

NF 114, cont.

DORCHESTER AREA PLANNING ACTION COUNCIL

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124
288-2710

MRS. DORIS GRAHAM
Executive Director

MR. HERBERT HYSON
Chairman

MR. JAMES SPILLANE
1st Vice President

MR. OSCAR BURTON
2nd Vice President

MRS. JOYCE GRIFFIN
Secretary

APAC BOARD

Total Membership	23
Nonwhite Members	5
White Members	18

APAC STAFF

Total Staff	102
Nonwhite Staff	67
White Staff	35

PEOPLE SERVED BY DORCHESTER APAC: 2408 Families

LENA PARK ASSOCIATION

(This is the community association supporting the Lena Park Community Development Corporation)

Total Membership	24
Nonwhite Members	18
White Members	6

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LEONARD KAPLAN
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UNITED COMMUNITY SERVICES of METROPOLITAN BOSTON
HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
14 SOMERSET STREET • BOSTON • MASS. 02108 • (617) RI 2-2000

UCS CIVIL RIGHTS POLICY

It is the policy of UCS that health, welfare and recreation services be provided without racial or religious discrimination. This policy applies to persons served by agencies as well as to the staffs of agencies. Operating without discrimination means that:

a. - No person be excluded from service because of race or creed.

b. - There is no segregation of those served on the basis of race or creed.

c. - Interracial and interfaith understanding be promoted.

d. - There be no discrimination due to race or creed with regard to employment, assignment and promotion of staff.

e. - There be no discrimination due to race or creed with regard to Board membership.

Approved by Board 10/24/63

NF 120

PHYSICAL PLANT

DESCRIPTION OF FACILITY CODE NO. NF 120

The facility which the Lena Park Housing Development Corporation proposes to purchase and develop as a multiservice center is one of the finest of its kind in the greater Boston area. It has been used as a community facility by a nonprofit sectarian agency, as it's central leisure-time/community service facility. The building is in an excellent state of repair and has been meticulously maintained.

The original portion of the building was erected in 1910 as an orphan home. In 1930 it was renovated into a neighborhood/settlement house with about 490,000 cubic feet. In 1959-1960 a new wing was added with about 343,000 cubic feet and the original building was completely redone to make an integrated whole. The building meets all city fire, safety and health code requirements.

The current facility, with 833,600 cubic feet, can probably meet most of the program needs of the Lena Park Community Service Center. As we have explained more fully in Section NF 123, Attachment 1, some additions and interior alterations will be required to make the place suitable for a modern comprehensive health program.

Blue prints (made in 1960) of the entire structure are included in a separate binder, which was submitted to the Regional Office of HUD, to Mrs. Lois Alexander's Office, on January 14, 1969 by Mrs. Doris Graham.

A brief description of facilities on each floor is as follows:

A. New Wing

1. Basement level
   Lobby area
   Basket room - for storing clothes of people using gymnasium
   Junior gym - exercise room
   Men's locker room
   Ladies' locker room
   TV/lounge room
   Ladies' shower stalls - 6 shower stalls
   3 dressing stalls
   Men's shower area - 10 showers, drying room, rest room
   Massage room
   2 regulation hand ball courts
   Ladies' lounge
   Men's toilets

2. First Floor
   Main lobby
   Professional office
   Coat check room
   Gymnasium, including bleachers - 78' x 93'

B. Original Structure

1. Basement
   Youth Lounge
   Youth game room
   Men's room
   Woodwork shop
   Photo lab - dark room
   Ceramics room
   Shower room/drying room
   Maintenance shop
   Storage room
   Incineration room
   Boiler room
   4 janitor closet rooms

2. First floor
   Main business office
   2 professional offices
   Executive office
   Lounge/meeting room
   Junior auditorium (300 seats)
   Main hall (300 seats)
   Kitchen
   Storage room
   Janitor closet
   Mimeo room
   Ladies' room
   Men's room

3. Second floor
   300-seat theater/meeting hall with elevated stage and
      2 smaller auxiliary rooms behind stage
   3 large child care/nursery school rooms
   3 professional offices
   Storage closet
   Ladies' room
   Men's room
   Janitor's closets

4. Third floor
   13 meeting/class rooms
   2 large preschool rooms
   3 professional offices
   Men's room
   Ladies' room
   2 storage closets
   Janitor's closet

C. Floor Space

59,104 square feet

833,600 cubic feet

While many of the rooms and facilities might be used for dual or multi-purpose activities such as recreation or education, the building is sufficiently large and the facilities are sufficiently diverse to permit almost exclusive use by certain functions as needed - for example, child care class rooms, office spaces for the various using agencies, public health and consultation rooms.

APPLICATION FOR [illegible] | [illegible]

CITY OF [illegible]
SERVICE [illegible] | [illegible]

PHYSICAL [illegible] | [illegible] 120

[illegible]

[illegible]

CITY [illegible]
[illegible]

[illegible]

PHYSICAL [illegible]

[illegible]

[illegible]

APPLI[illegible] [illegible] [illegible]

CITY O[illegible]
S[illegible]

PHYSICAL [illegible]

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[illegible]

[illegible]	[illegible]
[illegible]	[illegible]
PHYSICAL [illegible]	[illegible]

[illegible]

NF 121

ESTIMATES OF REHABILITATION WORK

Estimated Cost of Rehabilitation

1.	Install new elevator.	$21,000
2.	Relocate third floor hot air ducts.	250
3.	Repair and finish ceilings, walls and floors around elevator shaft.	2,420
4.	Patch Room #309 ceiling and walls	25
5.	Spackle and patch ceiling and walls of stairhall.	80
6.	Spackle and sand third floor ceilings, rady for paint	685
7.	Paint two coats, complete third floor	6,200
8.	Install approximately 43 appliance receptacles.	1,200
9.	Install 3 wire 220 volt distribution panel.	250
10.	Install lead shielding in three rooms	9,000
11.	Install finished wire lath and plaster over wood stud partition	80
12.	Clean unused toilet room, put fixtures in operation condition	200
13.	Clean interior gym walls, fill cracks, finish with one coat silicon.	1,540

Exterior

14.	Repair tar and gravel roof.	600
15.	Scrape and paint windows, trim, porches and stairs.	2,600
	SUB TOTAL	$46,130
	Permits, Fees overhead and Profit 20%	9,226
	GRAND TOTAL	$55,356

Rehabilitation Work to be Accomolished

1. Prepare areas of left closets from basement floor through roof and install complete new passenger elevator.

2. Relocate hot air ducts, in third floor closet, through left wall and connect to existing extension at front of closet.

3. Make necessary repairs to ceilings, walls and floors around elevator shaft, prepare and paint two coats.

4. Patch approximately 40 S.F. plaster ceiling and walls, Room #309.

5. Spackle and patch approximately 100 S.F. plaster ceiling and walls, second to third floor front stair hall, make ready for paint.

6. Spackle third floor ceiling and wall cracks, sand all areas to smooth finish, include stained areas, due to roof leaks.

7. Prepare and point two coats, third floor ceilings, walls and trim, include front stair hall from second to third floors, 20 rooms and main passage ways.

8. Install approximately 48 appliance receptacles in 20 third floor rooms, each room to have one receptacle on each wall when new receptacles are installed.

9. Install one three wire 220 volt distribution panel from main panel in third floor right closet, for future use.

10. Prepare and install lead shielding against X-rays in three rooms, rooms to be decided by sponsors.

11. Install wire lath and plaster walls both sides new 2" X 4" wood stud partition, new partition to enclose rear door of Room #309 and unused toilet room door. New walls to be finished same as rest of third floor.

12. Clean ceiling, walls and floor of unused toilet room, put plumbing fixtures in operating condition.

13. Clean interior gym walls with muriatic acid, fill cracks, apply one coat silicon finish to concrete walls.

Exterior

14. Make necessary repairs to tar and gravel roof to seal all leaks at right rear, cut out and patch all bubbles and bear spots.

15. Scrape and paint all windows and trim, two coats lead base paint, include front wood porches and stairs.

NF 122

SCHEDULE OF DEVELOPMENT ACTIVITIES

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO:

CITY OF BOSTON/LENA PARK
COMMUNITY SERVICE CENTER

SUBMISSION DATE:

SCHEDULE OF DEVELOPMENT ACTIVITIES

CODE NO. NF 122

	No. Months	Target Date
Submission of Application		May 1, 1969
Decision on Application	2	July 1, 1969
Preparation of Rehabilitation Designs	3	October 1, 1969
Bidding	1	November 1, 1970
Undertake Rehabilitation Work	3	February 1, 1971

NF 123

PROHIBITED USWS

The system of services actually to be provided in the Center is now being developed through working meetings between neighborhood residents and professionals in the community. Activities and services proposed for the Center have been divided into 3 areas: Health, Recreation, and Family Services. Reports from each of the 3 groups are attached here.

Action for Boston Community Development (ABCD), the city's antipoverty agency, is providing the overall coordination of the 3 groups. A proposal has been submitted to several local funds for money with which to hire a Planning Director, and to pay a stipend to community participants for the time they spend in planning meetings.

As many agency representatives noted in the February 18 meeting* we are at an opportune time in this area, to work out a coordinated service program. At present services are fragmented and inadequate, for people in this area. For example, at the initial meetings with community people, they have said that they badly need: a place for kids to go - after school, on weekends and in the summer; a place for old people to go for both services and recreation; an overall health program, in the neighborhood itself, for every member of a family. This kind of need indicates the kind of planning which must be done, and several city-wide service institutions have begun to work toward providing such service. They are ready to work toward providing such service. They are ready to work out a decentralized, comprehensive social service program, and to involve themselves actively with other agencies in the area.

The planning for the Lena Park Community Service Center represents an effort not only to plan services for the Center but also to develop service planning throughout the community.

* Minutes from this meeting are included in Section NF 112, Attachment 4.

Attachment 1: Statement on Health Planning Task Force

The projected health component for the multi-service center being planned for the North Dorchester community of Boston -- employing Hecht House (to be called the Lena Park Community Service Center) as its physical base -- is conceived of as providing a broad range of personal and community health services to residents of the community within the multi-service center itself. The specific nature of these services will not be finally determined, however, until a special "health task force" -- representing both residents of the community and providers of service -- has had a chance to meet together for the purpose of developing, on the basis of mutual interchange of ideas, a "package" of services that it would be both desirable (in terms of community needs) and feasible (in terms of provider resources) to offer in this setting.

Once the "package" has been developed and before its implementation, a series of neighborhood meetings to review and suggest changes is deemed essential. This "community review" of "the package" is essential to insuring a viable program. Although residents of the community will participate in the special "health task force", a more general opportunity for the population of the proposed service area to understand and be involved must be built into the development of the projected health component.

It is important to state in this context that although a considerable amount of floor space is available in the Lena Park Community Service Center (LPCSC), it may be necessary -- depending on the demands for space of non-health components of the center's program, as well as on the scope of the health services contemplated for the center -- to construct an additional wing to the LPCSC as part of the planning for the proposed center. If financing for such construction can be provided for within the framework of the plan for the center, there are reasons related to the provision of the center's health services themselves that would further justify this added wing. For example, if disabled persons of various categories are to receive service in the center, it will be necessary to arrange for easy accessibility of these services to such persons. Many of the latter may be cardiac or arthritic patients for whom stairclimbing would be contra-indicated. Yet the best space in the existing facility for the health-service set-up would be on the upper two floors, where there are many small rooms that can be converted to examining and dressing rooms. An elevator would have to be installed in the facility to make it really accessible to patients with the kinds of disabilities referred to; or, one or more of the large rooms on the first floor would have to be partitioned

off to provide the necessary small rooms for examination. A new wing, on the other hand, could be built with due regard to the prospective health services to be offered, and would have the proper ramps and other provisions to accomodate the disabled and the elderly conveniently.

There are 4 points of basic philosophy underlying the projected health program for this center that need to be emphasized:

1. the recognition of the crucial role of the health consumer in planning and program development

2. coordination at the neighborhood level of presently fragmented system of health services through the collaboration of existing health agencies.

3. in order to accomplish the second objective, it is envisioned that one general hospital -- because of the back-up and stand-by services it will have abailable to reinforce whatever services can be provided at the center itself -- will assume primary responsibility for operating the health program in the center. This will mean that all the health agencies involved in providing service would be expected to agree to accept the overall administrative (not necessarily clinical) supervision by the hospital mutually selected by the task force for this role, so that the center's health program will operate smoothly.

4. it is contemplated that those health and related services now being rendered in the local community by other agencies (e.g. Boston State Hospital's Neighborhood Service Center) whether in temporary or permanent settings, will be encouraged to dovetail these services with those to be provided in the LPCSC itself. They can do this by either moving into the facility (if space is available) or by acting as "satellite" service foci that will bring certain segments of the center's health program even closer to various groups of residents.

To make the 4 points outlined above a reality will not be simple. It will require a candid mutual assessment by the health agencies participating in thetask force, of their individual strengths and competencies, and a willingness to subordinate certain aspects of agency "autonomy" to the overall purposes of the center's health program. A key aspect of this mutual assessment will obviously be the participation of community residents in working out the appropriate role for different agencies in relation to the health program.

Implicit in this project, in addition, is the idea that the participant health agencies will be expected to use some of their existing financial and staff resources to initiate the center's health program. It is quite clear, however, that the relative level of "comprehensiveness" of the eventual health service "package" will depend on the methods and sources of financing developed. These might include third-party payments through Medicare, Medicaid, and Welfare Department.

Attachment 1: Statement on Health Planning Task Force cont.

United Community Services, the metropolitan voluntary helath and welfare planning agency, in conjunction with Action for Boston Community Development, the city's antipoverty agency has assigned staff to work actively with the group responsible for planning the new center. The Director of Health Planning Activities at UCS is convening the task force.

Among the health agencies that are being asked at this stage of the project to participate in the task force are:

Boston State Hospital
Lemuel Shattuck Hospital
Carney Hospital
St. Margaret's Hospital
Boston Visiting Nurse Association
Boston Department of Health and Hospitals
Tufts-New England Medical Center

It should be reiterated here that several of these agencies have expressed a keen interest in the project. Since planning is at an early stage, none has yet committed itself to provision of a specific service component.

Attachment 2: Statement on Family Services Planning Task Force

A task force, under the leadership of the UCS Planning Staff, composed of voluntary and public agencies in the fields of family service and child welfare is being convened to design a program which will rest upon professional services contributed by the voluntary and public agencies. The viability and effectiveness of such an enterprise will be greatly enhanced by the utilization of existing agencies skilled in the field of human relations.

The services will depend upon the expressed need of the neighborhood as evidenced by representatives on the task force. The program design will also include a monitoring feedback system of the effectiveness of the services at any one time.

An initial planning meeting, to bring together community people and interested agencies, is being held on April 18. Twelve (12) residents of the area will meet with 9 representatives of agencies. The agencies which have been asked to participate are:

Associated Day Care Centers
Boston Children's Service Association
Catholic Charitable Bureau of Boston
Massachusetts Society for Prevention of Cruelty to Children
New England Home for Little Wanderers
Family Counseling and Guidance
Family Service Association of Greater Boston
Jewish Family and Children's Services
Parents' and Children's Services of Children's Mission

The letter of invitation is attached.

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UNITED COMMUNITY SERVICES of METROPOLITAN BOSTON
HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
14 SOMERSET STREET • BOSTON • MASS. 02108 • (617) RI 2-2000

April 8, 1969

Mrs. Gillie Terry
Action for Boston Community Development
150 Tremont Street
Boston, Massachusetts 02111

Dear Gillie:

The enclosed letter was sent to the agencies listed below:

*Associated Day Care Services
*Boston Children's Service Association
Catholic Charitable Bureau of Boston
Mass. Society for the Prevention of Cruelty to Children
New England Home for Little Wanderers
Parents' & Children's Services of Children's Mission
*Family Counseling and Guidance Centers
*Family Service Association of Greater Boston
Jewish Family and Children's Service

Those agencies marked with an asterisk (*) attended one of the original planning meetings and expressed interest in the proposal.

We have also invited Mr. Murphy of the Grove Hall D.P.W. Office, Mr. McManus of the D.C.G., and a number of people active in various mental health groups in the area. We have sent Mrs. Grant and Mrs. Graham of the Dorchester APAC a listing of what is meant by a Social Service component so that they can brief the neighborhood people who are coming about what services might become available, and to give the neighborhood people a chance to suggest what services they feel should have high priority.

We hope we can pick up a copy of the proposal first thing Friday morning so that we can duplicate it for the agency executives who will be attending the meeting. We suggested that

Mrs. Graham make sure that her neighborhood people also are familiar with the proposal, and trust that you will see that they receive copies in advance of the meeting.

Sincerely yours,

Nancy T. Havens
Planning Associate
Division on Social Services
to Families and Individuals

NTH:khn
encl.

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 123, Attachment 2, cont.

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HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
14 SOMERSET STREET • BOSTON • MASS. 02108 • (617) RI 2-2000

Dear

This is an invitation to attend a planning meeting to develop a program of casework services for a proposed multi-service center at Hecht House, currently the YMHA Group Work Agency of the Combined Jewish Philanthropies. Hecht House will be sold to a community development group composed of the Lena Park Housing Association and the Dorchester APAC. UCS, in collaboration with Combined Jewish Philanthropies and the Dorchester APAC, with the help of social agency executives, is trying to design a social work component that will be part of a multi-purpose community service center. We would like you, or a representative from your group, to participate in this planning meeting in order to establish service commitments that can be worked into both a short-range and long-range plan.

This effort is consistent with the recommendations of the Social Services Implementing Committee's Task Force on Decentralization, which concerned the development of such a center in the Jamaica Plain area. The opportunity to participate in the Hecht House proposal has come about unexpectedly due to Combined Jewish Philanthropies' interest in turning this facility over to another group. We feel that the experience gained in the Hecht House center can be put to use when we are able to extend ourselves into the area specifically proposed by the Task Force Report.

Also invited to this planning meeting will be representatives from the neighborhood, Dorchester APAC people, and representation from the mental health center in the area as

well as the Department of Public Welfare. I know we can count upon you, and the services of your agency, to make an important community contribution to the welfare needs of the people in this depressed area.

May I please hear from you at your earliest convenience of your willingness to attend this important planning meeting scheduled for Friday, April 18, 1969 at 10:00 a.m., in Room D, 2nd floor, United Community Services, 14 Somerset Street, Boston.

Very truly yours,

Clement J. Doyle, Director
Division on Social Services
to Families and Individuals

CJD:khm

Attachment 3: Statement on Recreation Planning Task Force

A task force under the leadership of staff personnel from the Roxbury Branch of the Boston YMCA, composed of voluntary and public agencies in the recreation field has been established to design a program for recreation and sports activities. The participating agencies are:

1. YMCA of Boston
2. Dorchester APAC
3. United Community Services
4. Boston State Hospital
5. Boys Clubs of America
6. Associated Jewish Community Centers
7. Dorchester Federation of Neighborhood Centers
8. Roxbury Federation of Neighborhood Centers
9. Boy Scouts of America
10. YWCA of Boston
11. Lena Park Association (Local Residents)
12. City of Boston Summerthing
13. Brandeis University, Florence Heller School - Pre-Doctoral Students and Faculty
14. Roxbury Multi-Service Center
15. Boston Children's Service Association

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER

NF 123, Attachment 3: Recreation Planning

GILBERT H HOOD
President

SOLON B. COUSINS
General Secretary

ROXBURY BRANCH

Boston Young Men's Christian Association

401 WARREN STREET
ROXBURY, MASSACHUSETTS 02119
427-5300

CHARLES S. KNOWLES
Chairman

WILLIAM L. WIMBERLY
Executive Director

April 8, 1969

TO: MR. ED KOVAR

FROM: MR. JAMES WALKER - ROXBURY YMCA COMMUNITY WORKER

SUBJECT: MULTI-SERVICE CENTER (HECHET HOUSE)

I attended the meeting at the Hechet House, Tuesday night at 7:30 P.M. on April 1, 1969. The purpose of the meeting was for the responsible people of the community and the agencies in the community to get together, to form a proposal for funding of a Multi Service Center with the Hechet House as the base. Several people representing the community were present. Also, several agencies were represented. Quite a few ideas for useful programs were brought up, some as follows:

1) Nursery Schools (1 experienced teacher - 2 junior leaders

2) Drop In Center

3) Programs for Senior Citizens

4) Family picnic Programs

5) Small Club Groups (Adults and Teens)

6) Music Appreciation

7) Family get-togethers

8) Sewing and Cooking

9) Adult Programs (Clubs etc.)

10) Gym Usage

Discussion: Some of the things discussed were - One reason for poor programs, was that the average white counselor did not know how to work with Black kids, resulting in poor supervision.

Continued -

Member of
UNITED COMMUNITY SERVICES

THE ROXBURY BRANCH URGENTLY NEEDS BEQUESTS FOR BUILDING AND ENDOWMENTS

(2) The question was raised and discussed about what does the community want? (3) Involvement of community people. (4) The importance of thinking about now and not about yesterday. (5) The importance of all agencies and the community working together.

Relative personal suggestions:

I brought to their attnetion that girls are a major problem and that women are desperately needed for girls programs. Also, that some teens should be asked to sit in on future meetings to relate to us just what they want in this center.

Conclusion: Meeting a success - Unanimous agreement not to stand still and wait for others, but to forge ahead with the people who were showing interest now.

Attachment 4: Statement by Associated Community
Centers of Greater Boston - Reuse of an Existing Facility

The proposed Lena Park Housing Development service facility was formerly occupied by the Boston YMHA-Hecht House, a member agency of the Associated Jewish Community Centers of Greater Boston. General purposes and objectives, as stated in the by-laws of the Associated Jewish Community Centers of Greater Boston are as follows:

"ARTICLE II

PURPOSES AND OBJECTIVES

Section 1. General Aims. AJCC is dedicated to using its resources and skills to enhance the cultural, physical, and social well-being of indivudal Jews and of the Jewish group as well as to advance the highest ideals of American citizenship among Jews and in the community at large, and in aid thereof to establish, administer and operate leisure time educational, physical, social, cultural, recreational and civic activities and programs in the Greater Boston area."

In connection therewith the program included activities tending to enhance the Jewish group identification and contained therein a community school of religion, group associational activities, Jewish cultural and Jewish content program for its membership.

Fees and membership include a membership of $65 per family, $250 for nursery school, $150 for day camp, etc.

NF 124

PRIORITY - STANDARD CHECKPOINT FORM 6183

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD FACILITIES GRANT PROGRAM

STANDARD CHECKPOINT FORM

(In Support of Application for Neighborhood Facility Grant for Locality Served by Community Action Agency)

INSTRUCTIONS: Prepare original and 4 copies for HUD, and 2 copies for local Community Action Agency. Applicant agency shall complete Block A, and shall request local CAA to complete Blocks B and C. Place original Form HUD-6183 in Binder No. 1 (Checklist Code No. NF 124), and one copy each in other binders. See letter No. NF-2 for detailed instructions.

A. APPLICANT AND ACTIVITY DATA

1. NAME OF APPLICANT City of Boston.			2. ESTIMATED DATE OF COMPLETION OF FACILITY The facility is already built
3. STREET ADDRESS New City Hall	4. POST OFFICE Boston	5. COUNTY Suffolk	6. STATE AND ZIP CODE Massachusetts 02111
7. NAME AND TITLE OF PRINCIPAL OFFICER Kevin H. White, Mayor			7. TELEPHONE NUMBER 617-227-4100

9. PROPOSED ACTIVITIES (Describe briefly the proposed activities to be housed and the facility's principal service area)

The proposed activities will include a wide range of health and family services, and recreation activities. The health and family services program will provide actual care in the Community Center and will offer referrals to a pool of cooperating agencies in the larger community. The recreation activities will concentrate on providing for people to go, for meaningful use of leisure time. The intention is to make the Center an integral part of community-wide service planning, to meet the needs of the people who plan and use the Center.

The facility's principal service area is a 1027.3 acre area, containing 12,737 families who at present have no place where they can go for coordinated comprehensive services. The area is characterized by a large amount of dilapidated housing, which is now greatly overcrowded after the inmigration of many poor families during the last 5 years.

10. ESTIMATED COST OF PROPOSED FACILITY

a. Total estimated cost of proposed facility	$1,610,608
b. Non-Federal share	536,869
c. Federal share	1,073,739

B. COMMUNITY ACTION AGENCY DATA[I]

1. NAME OF COMMUNITY ACTION AGENCY	2. NAME AND TITLE OF PRINCIPAL OFFICER	3. TELEPHONE
Action for Boston Community Development, Inc. Dorchester Area Planning and Action Council (delegate agency)	Robert M. Coard, Exec. Dir. Mrs. Doris Graham, Exec. Dir.	617-742-5600

4. STREET ADDRESS	5. POST OFFICE	6. COUNTY	7. STATE AND ZIP CODE
150 Tremont St. (450 Washington St.)	Boston (Dorchester)	Suffolk	Mass. 02111 (02124)

8. AREA OF JURISDICTION OF CAA (Name of county(ies) or parts of county(ies)	9. OEO IDENTIFICATION (CAP Grant No.)
Suffolk County	Mass. CAP GG 0212

10. STATUS OF COMMUNITY ACTION PROGRAM (Latest CAP Form 20 and CAP Narrative Progress Report may be used)

Narrative Progress Reports are attached. (Attachments 1 & 2 to NF 124)

C. COMMENTS BY COMMUNITY ACTION AGENCY[1]

1. Was the Community Action Agency consulted in the planning of the proposed facility described in Block A above?

[X] YES [ ] OTHER (Please explain)

The CAA has consistently provided technical and organizational assistance to the Lena Park Housing Development Corporation. This has been done by staff of both the central office and delegate agency.

[ ] NO

2. Will the proposed facility be located in a target area of the Community Action Program?

[X] YES [ ] OTHER (Please explain)

[ ] NO

3. What Community Action Program activities will be conducted in the proposed facility? (Please describe)

The following services will be made available to the neighborhood in the target area surrounding the Lena Park Community Service Center:

1. Social Agency and Service Mobilization
2. Community Organization and Coordination
3. Consumer Action Program
4. Adult Literacy Program
5. Supplementary Education Program
6. Legal Services
7. Head Start

4. Will the proposed facility further the objectives of the Community Action Program? (If "Yes," briefly describe how, identifying particularly any CAP activities to be housed in the facility)

[X] YES [ ] NO

The CAP activities described above in Par. 3 are to be housed in the facility, as part of the special service program to the target area. In addition, other services (see NF 123) will be housed there.

Date	Signature	Title

If additional space is needed, supplementary statements may be attached. Reference supplement in appropriate block.

CITY OF BOSTON/ELNA PARK COMMUNITY SERVICE CENTER

NF 124, Attachment 1

ACTION FOR BOSTON COMMUNITY DEVELOPMENT, INC.

MEMORANDUM

TO: APAC-Staff Directors and MIS Clerks

FROM: John Pendry, Margaret Surette - Information Department, ABCD, 742-5600, Extension 284, Third Floor, Room 93, 150 Tremont St.

RE: MIS Quarterly Report

ABCD is required to report quarterly to OEO on its activities. In order to document results from APAC programs we must have the information requested on the enclosed form.

We should remind you that your contract makes this and other reports mandatory.

Please return this information for the period _____ to _____ by _____. If you need assistance please call us.

NOTE: Fill out three copies of each form, keeping one for your records, and complete the blanks below.

APAC Dorchester

Form Filled Out By Bertha LeMon

Date January 10 1969

I. What are the APAC's relationships with the community? (The poor, press, social agencies, city government.)

The Dorchester APAC has established a good working relationship with the various social, economic and City agencies, throughout the City. Their cooperation and follow through on our referral problems have been wonderful.
The various city wide and community newspapers have willingly published information regarding the various programs, services, and activities of our Center.

The poor and disadvantaged are participating in/as well as being recipients of our many programs and services. Special help in the way of fund raising projects for needy families for Thanksgiving and Christmas was rendered by our Neighborhood Workers.

II. What problems have occurred that significantly affected the launching and operation of APAC programs? (Facilities, personnel, recruitment, training, organization, delays and expansion in programs.)

See attached sheet.

Nr 124, Attachment [illegible] Question number (2)

For awhile transportation and lack of it was a problem, but we are hoping to have this problem solved in the very near future.

The operation of effective programs are greatly hampered the lack of adequate space and facilities broadly based in the community.

Personnel at the level of community outreach - information and program-wise-is a problem. Persons to give more time and concentration on an outreach program is needed. Of course, available funds at this time will not permit it.

Recruitment of volunteers to assist in the various A.P.A.C. programs is a perennial need. However, with the help of some college students, A.B.C.D. Inc. Training Dept. and a few surburban residence we have some volunteers regular and irregular.

Training has been one of our great needs, in every program area. However, we have been able to secure several training sessions for volunteer tutors through the wonderful help and cooperation of the Master Tutor at A.B.C.D. Inc. Training Dept.

Organization

The effectiveness of our programs and operation could be better if there were not so many hang-ups at the organizational level of A.B.C.D.

Delays and expansion of our programs and operation are created by two factors, namely, A.B.C.D. and the lack of adequate funds.

III. What specialized needs, if any, does the APAC have? (Training, information, technical assistance.)

The Dorchester APAC is greatly in need of academic as well as Technical assistants in all of its program and service areas. The Training Department of A.B.C.D. to date has been lacking in serving us in this capacity.

Consistent information is not ours to enjoy because of lack of communication at the level of A.B.C.D.

IV. What have been the major accomplishments of the APAC Board during the quarter?

The APAC Board has been involved in much discussion and planning around how it can improve its outreach in programs and services to the community.

It has worked hand in hand with the Director in securing the Bradshaw St. Building for use and Day Care, Senior Citizens, Education and Community Center. The business transaction & renovation of the building has been completed and it is now ready for use.

The Board is working with the Director and Staff on a proposal for a low rent housing complex and two neighborhood facilities. The initial program and service draft in the form of a proposal has been formulated and forwarded to HUD for funding.

V. What have been the major accomplishments of the APAC staff during the quarter?

The major accomplishments of the APAC staff during this quarter has been its intense effort to be of greater service to the Community. Neighborhood workers have been assigned to special fields and to give services in the neighborhood relative to housing, health, recreation, education and family services. This reorganization has been most effective in the community in terms of information, service and outreach. This has enabled the APAC to deal with specific problems and achieve more positive results.

VI. Personnel by function at end of quarter December 31, 1968

	Paid		Volunteer		
	full-time	part-time	full-time	part-time	Needs or Vacancies
Administration	3				
Clerical	1				
Neighborhood Outreach	2				
Head Start	40		none	8	Vol. assist.
Manpower	16	5			
Education	7	6	none	46	more tutors
Consumer	1				Vol. Assist.
Legal					
Recreation	1			2	Vol. Assist.
Senior Citizens	1			3	" "
Health	1				" "
Spanish-speaking	1				" "
Other (specify)					

(If an employee splits his time between two or more functions, represent this by fractions.)

NF 124, Attachment 2

DORCHESTER MULTI-PURPOSE CENTER

MONTHLY NARRATIVE REPORT OF ACTIVITIES

MRS. DORIS GRAHAM, EXECUTIVE DIRECTOR

FEBRUARY, 1969

ADMINISTRATIVE

Personnel

Three positions were filled in Head Start with new employees this month increasing the total personnel at this Center to ninety seven. Two neighborhood workers and one teacher trainee are the new additions to this program.

Mary Webber, teacher trainee at the Dix Street Head Start class has been promoted to teacher. The Personnel Committee of the Dorchester APAC will submit their decision on the new Education Supervisor for Head Start early in March. This position will be filled almost immediately following their decision.

DIRECT SERVICES

A family referred to this APAC from the Mattapan City Hall, was having service problem with the Boston Edison Company due to a very large overdue bill. Mrs. Dorothy Bond with assistance from the Legal Aid Society was able to solve this problem for this family and at the same time retrieve a cash deposit given to an investment company. The husband in this family was found gainful employment.

Tenants living in sub-standard housing have had relief from these bad situations by personally bringing the conditions to light with the proper authorities.

Evening Upholstery Classes have started at this Center. All students are making a living room chair. Depending on the success of this evening course, other evening courses will be inaugurated.

Community Organizer

The Community Organizer attended the Inter-Agency Council meeting. Jerry Shea, Vista Volunteer for Mass. Welfare Rights Organization spoke about this group and answered questions from the floor. Mr. Shea is looking for endorsement for general council. Miss Louise Wyland of Jane Park Community Center, spoke of the formation and the problems of the center and that it would be helpful if D.I.A.C. worked with them in helping to coordinate welfare recipients, tenants, the area of housing, and to generally assist in referring programs to the proper agency.

COMMUNITY ORGANIZER(continued)

Dorchester Inter Agency Task force committee met on February 9th. This committee is trying to bring together business men from this Community in hope of getting more jobs.

St. Margaret's Hospital and this APAC are working together. On Monday, February 17, Mr. Riley came to this center to speak to the neighborhood workers. The meeting held for the Model City program was attended. Mr. James Diggs told us that the proposal has been OK'ed for 8.4 million dollars and that H.E.W. has put housing on the top of the priority list. Representative from the Boston Police Department spoke about ways in which the Community can help the Police in their job.

ADULT EDUCATION

Adult Education classes continue to make progress. We now have a total of forty seven applicants enrolled at the present time. There are seventeen adults and thirty junior and senior high students Most of the adults are in the High School Equivalency program and a few are receiving individual tutoring. The students are having group tutoring and many are receiving individual tutoring.

We are tutoring in such subjects as: Modern Math, Science, Algebra, English, Reading, French, Spanish, History, Spelling etc. The attendance has maintained a high rate due to the interest of the persons enrolled. We hope for continued progress and the help which we give each applicant will enable him; or her to achieve his objective.

TUTORIAL PROGRAM

Due to the weather this program has been somewhat at a standstill. Most of our Tutors being College Students, it is necessary to work within their schedule. We have been in contact with Mr. Savage at Boston College regarding a proposed plan for recruiting and instructing college students to be used in our tutorial program in the future. This plan would give us the quality of tutors needed in our program.

Our adult program during the day is working out very well. One of the women wrote her first letter after working with a tutor for a two months period. Her happiness and our pride was mutual. Two more adults have been enrolled in our daytime program.

Contact has been made with as many parents as possible regarding setbacks of the past month. Churches involved in the tutorial program were notified when classes were cancelled due to the bad weather

Reverend Peterson, Mrs. Fonseca and Mrs. Robbins have been meeting together planning an evening class for Spanish Speaking residents. The Church will provide space and the Tutors. This APAC will provide transportation, when all arrangements have been completed.

RECREATION

Due to the inclement weather the activities for the month of February were somewhat curtailed. However, we were able to send a small group to the Jazz Festival on February 1st, which was held at the War Memorial Auditorium. On Sunday, February 2nd, a Negro History Program was held at Boston University. Two Dorchester Youths were in this program.

Mrs. Grant and Mr. Burke met with Mr. Huntley Nicholas of the Rehabilitation Department to set up an office for this much needed service at Mecht House. Mrs. Grant represented this APAC in a meeting at A.B.C.D. with Oliva DiPietro to plan Summer Recreation. We are looking for places of interest for field trips this Summer.

This APAC was invited to Quincy to hear the Quincy Symphony Orchestra. The weather was a problem, but one family was able to attend and enjoyed this fine music. Friday, February 14nth was Neighborhood Day at the New City Hall. Mrs. Thorn, Mrs. Servello and Mr. Jack Stevens from this APAC did a fine job as host and hostesses for this event.

A group of children enrolled in the Tutorial Program visited the Wax Museum chaperoned by Mrs. Leila Robbins in the APAC Bus.

NEW PROGRAM

The evening upholstery class opened this month. Sessions are held every Monday and Wednesday evenings. Every student is enthusiastic about making a living room chair. Program is for Dorchester residents and is open to both men and women.

CONSUMER

Mrs. Rita O'Brien, Mrs. Doris Graham and Mrs. Millicent Snow went to New York and attended the Federation Cooperative League Meeting to go over Charter and By-Laws for small business loans. Mrs. O'Brien was elected a Director on this Board.

Mrs. O'Brien has joined the Massachusetts Consumers and association with this state wide organization will expand our consumer program.

SPANISH SPEAKING

With the over increasing Spanish population in Dorchester, the Spanish Workers have been servicing these people by taking them to the various Welfare Offices for assistance. Due to the language barrier their services are also needed in accompanying these residents to Hospitals and Health Centers. Referrals have been made to Manpower and the Training Programs.

SENIOR CITIZENS

This group though hampered by the snow did have a large group at the Medicaid Hearings at the State House. The abundant turnout of interested citizens at this hearing necessitated the moving of the hearing to larger quarters.

Mrs. Rita O'Brien and Mr. Gerard Burke represented this APAC at the appeal hearing and signed the petition in the Governor's office. Senior Citizens are still involved with the I.C.O.A. and it's stand on the MBTA fares. This group has also written up their suggestions for a Summer Proposal.

HEAD START - Education

During the month of February, the Teachers and Teacher Trainees participated in two educational and training experiences. At the regular monthly meeting the film "Discipline and Self-Control" was shown This was followed by a question and answer period under the leadership of Mr. Jerry Davis of Psychological Services at A.B.C.D. A similar educational and training program was held at St. Mark's Head Sta Center on February 20th.

On February 3rd, eleven of our non-degree Teachers and Teacher Traine began two credit bearing courses for several weeks in Early Childhood Education at Leslie College, under the provision of the Career Development Program component of Head Start, Boston.

The enthusiasm and interest have been high for more such educational opportunities. Head Start Central has promised more educational opportunities to enable the teaching staff to do a better job.

The Head Start Administrator, Mrs. Millicent Snow has done an excelle job in coordinating and improving communications with both staff and parents. The enthusiasm, understanding and cooperation are indicativ of her hard work.

HEAD START - Social Service

Each week individual meetings with neighborhood workers are held to go over attendance charts, weekly reports and other objectives of the program. St. Mark's Parents Group held a luncheon on February 13nth with Mrs. Elma Lewis as Guest Speaker. Mrs. Lewis discussed the programs available at her Center and that she will have an enrollment of about five hundred children.

Neighborhood Workers are planning a Newsletter to be called "Upward Head Start". It will contain items of interest regarding this progra and will attempt to keep parents informed on all matters and newsworthy articles concerning our Dorchester Program.

Fowler Street Parents had an evening meeting attended by neighborhood workers and Social Service Staff. Interim officers were elected for the Center. Miss Helen Daly, Head Start Nurse explained the First A Chart in detail to the Social Service Staff at a meeting this month.

HEAD START Social Service (continued)

Central Office staff held a meeting of all Social Service and Educational Supervisors to improve communication and make recommendations. Arrangements will be made to clear up a lot of misunderstanding between the two groups.

The Little House Parents are still engaged in their Vision Training Program even though a little behind schedule due to the bad weather experienced this month. Both staff and parents are grateful to Mrs. Ann Jackson and her staff for being so cooperative under such trying conditions.

The PAC has an excellent meeting this month. One center's representative brought in a grievance and the group took it under advisement. A grievance committee was formed to take the matter further. A By-Laws committee has been set up to do a brief for the Dorchester Area Head Start.

Mr. James Pisciotta, Social Service Coordinator met with all the neighborhood workers and explained the many facets of Head Start and the ramifications of same. Mr. Campbell Murphy also met with this group to explain the services of U.C.S. and how these services may be obtained.

The Work Study Council of the National Association of Social Workers had a provocative workshop at the Hecht House. This workshop was attended by staff, each joining a different group so an overall review of the workshop would be obtained.

OPPORTUNITY FOR CONSUMER

It is now official that the Dorchester APAC IS ABLE to issue certificates to area residents to purchase major appliances at a small amount over dealer's cost. Tremendous savings will be realized for participants.

EMPLOYMENT

During the month of February the NEC placed 116 people, 13 of these were direct placement, 48 Direct Placement with training and 55 were placed in program. The program placement break down is as follows:

Skill Center	31	Neighborhood Youth Center	18
M.D.T.A. Training	1	Job Corp	1
New Careers	2	Adult Work Crew	2
		Total	55

To-date the Employment Service has placed 983 people on Jobs and 1181 people in Training Programs.

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CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
NF 124, Attachment 2, cont.

SOCIAL SERVICE STATISTICS FOR ABCD MONTHLY REPORT

Center Dorchester — January 10 1969
Month Year

I. YOUTH

1. Sports - Number of participants during month: 196

2. Social Activities - Number participants during month: _____

3. Library Services - Number of participants during month: _____

4. Tutorial -
   A. Open Schools - Number tutors: none
      Number tutees: _____
   B. Other Tutorial - Number tutors: 46
      Number tutees: 78

5. Other Youth Programs (Specify): 126
   Teen exchange group & social group

II. ADULT

1. Senior Citizens - Number participants during month: 180
   - Number of activities: _____

2. Adult Education -
   A. Basic Education - Students during month: 27 Jr.-Sn.high student, 25 adults
      - Number of class sessions: 11 ~~classes per wk.~~ 44 ~~sessions per month~~, 142 sessions for quarter
   B. English as a Second Language -
      - Students during month: 15
      - Number of class sessions: 36 class sessions
   C. Cultural - Participants during month: 541
      - Number of activities: 18

3. Home Management - Participants during month: _____
   - Number of sessions: _____

- - - - - - - - - - - - - - - - - -

III. OTHER SOCIAL SERVICE PROGRAMS

1. Tenant Organizations - participants during month 130
   - number of meetings 8

2. Family Services or Counseling Programs -
   Number participants during month

3. Estimate of Assistance given during month to cases concerning:

Housing problems	387
Welfare problems (including Medicaid)	101
Tax returns	
Police and Courts	
Employment and unemployment	329 placements
Other (specify)	

- - - - - - - - - - - - -

IV. CONSUMER

1. Buying Clubs - Participants during month 55
2. Credit Unions - Participants during month O.E.O.29 18

3. Other (specify) - Participants during month

GRAND TOTAL SERVED - 2280

Date Submitted January 10 1969

NOTE: Each of these figures should represent the number of different people who participated. That is, if the same 20 people took 10 bus trips, the number of participants should be 20, not 200.

NF 125

PROPOSED AGREEMENT BETWEEN APPLICANT AND MINISTRY OF ANIMATION

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO:

CITY OF BOSTON/LENA PARK COMMUNITY
SERVICE CENTER

SUBMISSION DATE:

PART I OF AGREEMENT BETWEEN LOCAL PUBLIC BODY AND
NONPROFIT ORGANIZATION

CODE NO. NF 125

AGREEMENT

PART I

This AGREEMENT, consisting of Part I and Part II (Form HUD-6188b) and Part III (Form HUD-6188c), entered into as of May, 1969, by and between the City of Boston (herein called the "Local Public Body") and Lena Park Housing Development Corporation, a nonprofit Corporation organized and existing under and pursuant to laws of the Commonwealth of Massachusetts (herein called the "Organization"), WITNESSETH THAT:

WHEREAS, the Local Public Body has entered, or will enter, into a Neighborhood Facilities Grant Contract (herein called the "Grant Contract") with the United States of America acting by and through the "Secretary") providing for Federal financial assistance under Title VII of the Housing and Urban Development Act of 1965 for a project (herein called the "Project") having as its purpose the provision of a neighborhood facility; and

WHEREAS, in the Grant Contract, the following understandings have been, or will be stated:

(i) That the Project will be carried out, and the completed neighborhood facility will be owned and operated, by the Organization, and

(ii) That the use of the completed neighborhood facility will be subject to the continuing control of the Local Public Body for a period of at least twenty years after completion of the Project; and

WHEREAS, the Local Public Body and the Organization desire to set forth herein their mutual rights and obligations in regard to the carrying out of the Project and the operation of the neighborhood facility:

NOW, THEREFORE, in consideration of the mutual convenants and obligations contained herein, the Local Public Body and the Organization do agree as follows:

SEC. 1. TERM OF AGREEMENT -- Unless sooner terminated, this Agreement shall be effective from the date hereinabove first written until May, 1989, upon which latter date this Agreement shall terminate and the parties shall be fully released from any further obligations thereunder. It is understood that either party may terminate this Agreement if the Grant Contract is not executed by December 15, 1969.

SEC. 2. THE PROJECT -- The Project shall consist of activities and undertakings necessary to provide a neighborhood facility (hereinafter referred to as the "Neighborhood Facility") and described in that certain application dated May, 1969, and further identified as follows: Neighborhood Facilities Application Part I-II, which application is duly filed at the following location: City of Boston, New City Hall, Boston, Massachusetts, and in any amendments or addenda to that application which are approved by the Local Public Body, the Organization and the Secretary and duly filed with the said application.

SEC. 3. ASSISTANCE BY LOCAL PUBLIC BODY: The Local Public Body shall provide no assistance to the Organization.

SEC. 4. SPECIAL CONDITIONS -- Any changes in present use of adjacent land within 125 feet of outer perimeter of the structure housing the Neighborhood Facility shall require prior written approval of the Local Public Body.

IN WITNESS WHEREOF, the Organization and the Local Public Body have caused this AGREEMENT to be duly executed this _____ day of May, 1969.

LENA PARK HOUSING DEVELOPMENT CORP.
(Name of Organization)

By _____

_____

CITY OF BOSTON
(Name of Local Public Body)

By _____
KEVIN H. WHITE, MAYOR

Part II of AGREEMENT between Local Public Body and Nonprofit Organization

PROJECT DEVELOPMENT

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ARTICLE 1 - PROJECT DEVELOPMENT

SEC. 101. GENERAL

a. Accomplishment of Project. -- The Organization will (1) carry out the Project in a sound, economical and efficient manner, in accordance with the provisions of this Agreement and applicable law; (2) if the Organization will be responsible for relocation, take all steps necessary to relocate persons displaced by the Project and to make relocation payments to or on behalf of eligible individuals, families, business concerns and nonprofit organizations displaced by the Project, in accordance with and to the full extent permitted by applicable regulations of the Secretary and the budgetary limitations of this Agreement; (3) carry out the Project as required to permit the Local Public Body to obtain grants under, and to conform to the requirements of, the Grant Contract; (4) incorporate in each contract which is entered into by it with respect to the Project, such provisions and conditions as may be necessary to carry out the applicable provisions of this Agreement.

b. The Project Budget. -- The Organization shall carry out the Project and shall incur obligations against and make disbursements only in conformity with the latest budget for the Project approved by the Local Public Body: Provided, That the Organization may incur costs or obligations for costs for Project activities covered by line items of the budget up to, but not exceeding, such percentage as the Local Public Body may specify in excess of the total amount specified for the said line item, if said costs or obligations do not result in overrunning the total amount specified in the budget for the Project.

SEC. 102. ADMINISTRATION

a. Inspection. -- It is understood that, for the purpose of this Agreement, the Secretary, the Comptroller General of the United States and the Local Public Body are permitted to audit, examine and inspect: (1) all Project work, (2) all materials, equipment and employment conditions pertaining to such work, (3) all Project books, records, contracts, invoices, payrolls, records of personnel, and books of accounts, and (4) other documentary data pertaining to the Project. In this connection, it is further understood that the Secretary or the Comptroller General of the United States may inform the Local Public Body of noncompliances with respect to Project work, but may not issue any orders or instructions to contractors or subcontractors on such work.

b. Books and Records. -- The Organization will keep full and accurate books and records with respect to the Project. Said books and records shall permit a speedy and effective audit and, among other things, shall fully disclose:

(1) Adequate title evidence satisfactory to the Local Public Body relating to the land or interest in land acquired or donated for the Project;

(2) The amount and disposition of all funds which are provided for the Project;

(3) All items of cost chargable or which are proposed to be charged to the total cost of the Project;

(4) All Project work and undertakings and all contracts pertaining thereto;

(5) The families, individuals, business concerns and nonprofit organizations displaced in the carrying out of the Project, and the pertinent facts concerning their relocation by the Organization and the making of relocation payments therefor; and

(6) All proceedings which are taken by the Organization with respect to the Project.

c. Depository. -- The Organization will establish and maintain, in a depository having FDIC insurance and approved by the Local Public Body, such accounts as shall be prescribed by the Local Public Body for the deposit of all funds received on account of the Project from the Local Public Body or from any other source. Upon receipt, such funds shall be deposited in such accounts and disbursements for Project expenses shall be made by withdrawals from such accounts.

SEC. 103. LAND PROVISIONS

a. Recordation. -- The Organization will cause to be duly recorded in accordance with applicable local law all instruments which are generally recorded in the jurisdiction and shall secure title insurance in order to protect fully all of the Organization's rights, titles and interests in and to any land acquired or used as a part of the Project.

b. Restrictions. -- The Organization will take all reasonable steps to remove or abrogate, or to cause to be removed or abrogated, any and all provisions in any and all agreements, leases, conveyances, or other instruments restricting, upon the basis of race, religion, color or national origin, the sale, lease, or occupancy of any land the Organization acquires or uses as a part of the Project.

c. Fair Market Value. -- The Organization will take all appropriate steps to assure that the consideration it pays for land for the Project does not exceed fair market value at the time of acquisition. If the Local Public Body determines that the consideration proposed to be paid by the Organization is in excess of fair market value, the acquisition cost shall be reduced by the amount of the excess or, if not reduced, the excess acquisition cost shall be funded solely by the Organization.

SEC. 104. CONSTRUCTION PROVISIONS

a. Protection of Labor Standards. -- Before the Organization receives bids or proposals for, or otherwise negotiates for, a proposed contract which calls for the performance of any work on the Project which will entail, for such work, the employment by the contractor or his subcontractors of laborers or mechanics, the Organization will include in the proposed contract documents appropriate wage schedules (including the applicable

wage determination decision of the Secretary of Labor, United States Department of Labor) and the provisions embodied in the document entitled "Federal Labor Standards Provisions", attached hereto and identified as HUD-3200 which is made a part hereof. Such schedules, wage determination decision, and other provisions, as included in such proposed contract documents shall also be included in the contract documents as executed. The Organization will include in each contract covered by this subsection an appropriate provision requiring the contractor to insert in each of his subcontracts which will entail the employment by such subcontractor of laborers or mechanics, as aforesaid, wage and other provisions which are consistent with such contractor's contract with the Organization. Nothing in this Agreement shall be construed to relieve the Organization, or any of its contractors or subcontractors, of any obligation under State or local laws to pay higher wages or comply with stricter labor standards than are required by Federal law.

b. Enforcement Obligation of Organization. -- The Organization will assist and cooperate actively with the Local Public Body, the Secretary and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the aforementioned Federal Labor Standards Provisions and with the rules, regulations, and relevant orders of the Secretary of Labor and will obtain and furnish to the Local Public Body, the Secretary and to the Secretary of Labor such information as they may require for the supervision of such compliance.

SEC. 105. EQUAL EMPLOYMENT OPPORTUNITY

a. Activities and Contracts Not Subject to Executive Order 11246. -- In the carrying out of the Project, the Organization will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The Organization will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Organization agrees to post in conspicuous places, available to employees and applicants for employment, notices, to be provided by the Local Public Body and obtained from the Secretary, setting forth the provisions of this nondiscrimination clause. The Organization will, in all solicitations or advertisements for employees placed by or on behalf of the Organization, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin. The Organization will incorporate the foregoing requirements of this subsection (a) in all of its contracts for Project work, except contracts governed by subsection (b) of this Section 105 and contracts for standard commercial supplies or raw materials, and will require all of its contractors for such work to incorporate such requirements in all subcontracts for Project work.

b. Activities and Contracts Subject to Executive Order 11246. -- The Organization will incorporate or cause to be incorporated into any contract for construction or modification thereof which is subject to Executive Order 11246, and the rules and regulations of the Secretary of Labor pursuant thereto, the following provisions, altered only to reflect the proper identity of the parties:

During the performance of this contract, the contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Organization setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitation or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the Organization, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor or the Secretary of Housing and Urban Development, pursuant thereto, and will permit access to his books, records, and accounts by the Organization, the Local Public Body, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Organization, the Local Public Body or the Secretary of Housing and Urban Development may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided however, That, in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Organization, the Local Public Body or the Secretary of Housing and Urban Development, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The Organization further agrees that it will be bound by the above equal opportunity provisions in any federally assisted construction work which it performs itself other than through the permanent work force directly employed by an agency of government.

c. Definition - Contract for Construction. As used in this Section 105, "contract for construction" means any contract or agreement for the demolition of structures or the provision, repair, or alteration of buildings and other improvements, as provided for in the Application.

d. Enforcement Obligation of Organization. -- The Organization will assist and cooperate actively with the Local Public Body, the Secretary of Housing and Urban Development and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the provisions set forth in subsection (b) of this Section 105 and with the rules, regulations, and relevant orders of the Secretary of Labor and will obtain and furnish to the Local Public Body and the Secretary of Housing and Urban Development, such information as they may require for the supervision of such compliance. The Organization will enforce the obligations of contractors and subcontractors under such provisions, rules, regulations, and orders and will carry out sanctions and penalties for violation of such obligations imposed upon contractors by the Local Public Body, the Secretary of Labor or the Secretary of Housing and Urban Development. The Organization will refrain from entering into any contract subject to Executive Order 11246 or extension or other modifications of such a contract with a contractor who has been debarred from, or who has not demonstrated his eligibility for, Government contracts and federally assisted construction contracts as provided in Executive Order 11246. In the event the Organization fails and refuses to comply with its undertakings, the Organization agrees that the Local Public Body (1) may cancel, terminate, or suspend this Agreement in whole or in part (2) may refrain from extending any further assistance under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Organization or (3) may refer the case to its legal department or to the Secretary for referral to the Department of Justice for appropriate legal proceedings.

SEC. 105. CERTIFICATE OF COMPLETION

Promptly after all Project work has been completed, the Organization will prepare and submit to the Local Public Body a Certificate of Completion showing that the Project has been fully completed in accordance with this Agreement. As soon as reasonably possible after approval of the Certificate of Completion by the Local Public Body, final settlement and payment of all moneys due under Section 3 of Part I hereof on account of eligible construction, land acquisition and relocation activities of the Organization in carrying out the Project will be made by the Local Public Body on the basis of such approved Certificate.

ARTICLE II - FINANCIAL ASSISTANCE BY LOCAL PUBLIC BODY

SEC. 201. CONDITIONS PREREQUISITE TO PAYMENT BY LOCAL PUBLIC BODY

Notwithstanding any other provisions of this Agreement, the Local Public Body may elect not to make a payment under Section 3 of Part I hereof which may be requested by the Organization if there is not then available to the Local Public Body from proceeds realized under the Grant contract or from other sources, funds sufficient to make the requested payment: Provided, That in such event the Local Public Body will, if the request is otherwise reasonable, proper and in accordance with the terms of this Agreement, make diligent effort to secure the funds needed to make the requested payment, pursuant to the Grant contract or from other sources.

SEC. 202. ADVANCE OR PROGRESS PAYMENTS

Subject to the Conditions set forth in Section 201 hereof and such other conditions as the Local Public Body shall specify, the Local Public Body may, in its discretion, make advance or progress payments to the Organization at its request against the total payment provided for in Section 3 of Part I hereof for construction, land acquisition and relocation activities of the Organization constituting eligible portions of the Project.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Neighborhood Facilities Grant Program

HUD-6188c
(7-67)

Part III of AGREEMENT between Local Public Body and Nonprofit Organization

OPERATION OF COMPLETED FACILITY

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PART III

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ARTICLE III - OPERATION OF THE NEIGHBORHOOD FACILITY

The provisions of this Article, except where otherwise stated, are applicable until twenty years after the completion of the Project.

SEC. 301. USE AND CONTROL

a. General. -- The Neighborhood Facility will be used to carry out a program of health, recreational, social, or similar community services in accordance with this Agreement and the application, including amendments or addenda thereto, referred to in Section 2 of Part I hereof. No change in the use of the Neighborhood Facility to a use other than that contemplated under this Agreement or said application will be made by the Organization, without the prior consent of the Local Public Body. Such consent, if given, will be based upon findings by the Local Public Body that the proposed conversion is in accordance with the current program of health, recreational, social, or similar community services in the area and is consistent with comprehensive planning for the development of the community. The Organization will not enter into any lease or agreement transferring to any other entity the control or supervision of the Neighborhood Facility without the prior concurrence of the Local Public Body.

b. Fees and Charges. -- No fees or charges will be made for the services and benefits of the Neighborhood Facility without the prior approval of the Local Public Body.

c. Nondiscrimination. -- The Organization will carry out the Project and operate the Neighborhood Facility in compliance with all requirements imposed by or pursuant to regulations of the Secretary effectuating Title VI of the Civil Rights Act of 1964 (78 Stat. 241, 252). The Organization will not, on the basis of race, creed, color or national origin, deny to any person the use, benefits or services provided by the Neighborhood Facility, nor provide any use, services or benefits to a person which are different or are provided in a different manner from those provided to others under the same program or activity. The Organization will not adopt rules, regulations or practices for the operation of the Neighborhood Facility which are discriminatory in nature. The Organization further agrees that it will not enter into any lease or other agreement respecting the Neighborhood Facility without incorporating into such lease or agreement provisions which will insure that the use and occupancy, and the provision of neighborhood services and other benefits, will be available without regard to race, creed, color or national origin. The provisions of this subsection have no termination date and shall be effective so long as the premises are used as a Neighborhood Facility.

d. Encumbrances; Taxes and Assessments. -- The Organization will not voluntarily create, cause, or allow to be created any debt, lien, mortgage, charge, or encumbrance against the Neighborhood Facility which in any way will impair or otherwise adversely affect the preservation of said Facility for the use or uses set out in this Section. The Organization will from time to time duly pay and discharge, or cause to be paid and discharged when the same become due, all taxes, assessments, and other governmental charges which are lawfully imposed upon the Neighborhood Facility and which if unpaid may by law become a lien or charge upon said Facility and thereby impair or otherwise adversely affect the holding of said Facility for the use or uses set out in this Section.

e. Maintenance and Operation. -- The Organization will at all times keep the Neighborhood Facility in good and safe condition and repair and in the occupancy, maintenance and operation thereof will comply with all laws, ordinances, codes and regulations applicable thereto. The Organization shall not permit, commit or suffer waste or impairment of the Neighborhood Facility, its site, or any part thereof.

SEC. 302. SUBMISSION OF DOCUMENTS

The Organization will submit to the Local Public Body such data, reports and copies of records and documents relating to the carrying out of the Project and the operation of the Neighborhood Facility as the Local Public Body may require. Such data, reports and copies of records and documents shall upon submission become the property of the Local Public Body.

SEC. 303. SAFEGUARDS AGAINST RISK

During the term of this Agreement, the Organization shall take adequate measures, in accordance with requirements of the Local Public Body, to safeguard against the following risks:

(1) Damage to or destruction of the Neighborhood Facility;

(2) Theft or loss of funds or equipment provided or necessary for the carrying out of the Project and the operation of the Neighborhood Facility;

(3) Liability for injuries or death to employees of the Organization, contractors and subcontractors and to any other persons;

(4) Damage due to failure of contractors or subcontractors to complete their performance or to pay laborers and materialmen.

SEC. 304. DESTRUCTION OR DAMAGE; EMINENT DOMAIN

If the Neighborhood Facility is destroyed or damaged by fire or other casualty so as to render it unusable, or if the Facility is taken by the exercise of eminent domain, the Local Public Body may elect to require repayment of financial assistance extended pursuant to this Agreement, in whole or in part as may be appropriate.

ARTICLE IV - REMEDIES

SEC. 401. DEFAULT

a. Definition of Default. -- If the Organization violates the provisions of this Agreement for any reason, other than the occurrence of circumstances over which it can exercise no effective control, and such violation shall not be cured or remedied within thirty days after notice thereof by the Local Public Body, the said violation will constitute a default under this Agreement.

b. Rights and Remedies. -- Upon the occurrence of a default, then so long as such default continues, the Local Public Body will, to the full extent permitted by law, have each of the following rights and remedies:

(1) The right to a writ of mandamus or an injunction or other similar relief against the Organization, the members of its governing body, its officers, agents or representatives;

(2) The right to maintain any and all actions at law or suits in equity or other proper proceedings to enforce the curing or remedying of such default;

(3) The right to have a receiver appointed by a court of competent jurisdiction to take possession of the Organization's interest in any real or personal property constituting part of the Project or the Neighborhood Facility, with power in such receiver, on behalf of the Organization so long as shall be necessary in order to cure or remedy such default, or as the court may deem necessary or proper to prevent the recurrence of such default:

(a) To administer, carry on, manage, operate, maintain, complete and otherwise deal with the Organization's interest in the Project and the Neighborhood Facility in accordance with applicable law and this Agreement;

(b) To collect, receive, safeguard, expend and otherwise deal with, handle or apply, in accordance with applicable law and this Agreement, all funds available and becoming available to the Organization for or in connection with the operation and maintenance of the Project and the Neighborhood Facility; and

(c) To do and perform any and all such other acts and things as the court may deem necessary or proper; and

(4) The right to withhold payments under Section 3 of Part I hereof.

c. Subsequent Defaults. -- The Local Public Body shall have the same rights and remedies provided for in the preceding subsection upon the occurrence of each default.

SEC. 402. TERMINATION

a. Right of Local Public Body to Terminate Agreement. -- In the event the Organization violates the provisions of this Agreement for any reason, other than the occurrence of circumstances over which it can exercise no effective control, and such violation shall not be cured or remedied within sixty days after notice thereof by the Local Public Body, in addition to any other remedy provided for in this Agreement, the Local Public Body shall have the right to terminate this Agreement by written notice duly served upon the Organization.

b. Rights on Termination. -- Upon termination of this Agreement pursuant to the preceding subsection, the Local Public Body shall have the right:

(1) To terminate all financial and other assistance herein provided for to the Project and the Neighborhood Facility;

(2) To obtain a refund from the Organization of the full amount of financial assistance extended pursuant to this Agreement;

(3) In the event any real property formerly owned by the Local Public Body is being used by the Organization for the Project and the Neighborhood Facility, to reenter and repossess such real property, together with any buildings, appurtenances, improvements and fixtures affixed thereto, without process of law. In such event, the Organization agrees to surrender and deliver such real property, buildings, appurtenances, improvements and fixtures peaceably to the Local Public Body immediately. It is understood and agreed that upon such reentry and repossession, the Organization and the Local Public Body shall take immediate action to arrange for reconveyance of the property so repossessed to the Local Public Body or for conveyance of the said property to a third party.

(4) To institute any actions at law, suits in equity, or other proceedings as may be appropriate to enforce any of its rights under this subsection and as may be otherwise appropriate; and

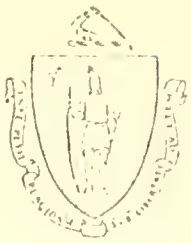
(5) To execute and record on file among the public land records of the jurisdiction in which this Agreement is executed, a written declaration of the termination of this Agreement, of the reentry and repossession of any real property involved by the Local Public Body, and of the impending reconveyance or conveyance of such real property on account of such termination.

219337-P

HUD-Wash., D. C.

The Commonwealth of Massachusetts

Copy of Charter



Be it Known *That whereas*

Shawn G. Sheehan
Isaac Edwards
Violet N. Witherspoon
Genevieve Brown
John W. Thompson
Alan Boyajian
Ivanhoe Tucker

have associated themselves with the intention of forming a corporation under the name of

Lena Park Housing Development Inc.

and have complied with the provisions of the Statutes of the Commonwealth in such case made and provided, as appears from the Articles of Organization of said corporation, duly approved by the State Secretary and recorded in this office:

Now, therefore, I, JOHN F. X. DAVOREN, *Secretary of The Commonwealth of Massachusetts,* Do Hereby Certify *that said*

Shawn G. Sheehan
Isaac Edwards
Violet N. Witherspoon
Genevieve Brown
John W. Thompson
Alan Boyajian
Ivanhoe Tucker

their associates and successors are legally organized and established as, and are hereby made an existing corporation as of September 13, 1968 *under the name of*

Lena Park Housing Development Inc.

with the powers, rights and privileges, and subject to the limitations, duties and restrictions, which by law appertain thereto.

Witness *my official signature hereunto subscribed, and the Great Seal of The Commonwealth of Massachusetts hereunto affixed, this* twenty-fourth *day of* October *in the year of our Lord one thousand nine hundred and* sixty-eight.

John F. X. Davoren
Secretary of the Commonwealth

Deputy Secretary

Form C.D. 491-5M-2-68-946829

NF 130

ESTIMATED ACQUISITION COST

ESTIMATED ACQUISITION COST

CODE NO. NF 130

The acquisition cost of the facility is presently estimated to be:

$1,325,000	Building
$ 75,000	Land
$1,400,000	Total

These figures are subject to adjustment pending appraisals by two independent appraisal firms.

These appraisals are now in the process of being undertaken.

NF 131

LAND ACQUISITION POLICY STATEMENT

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER

SUBMISSION DATE:

LAND ACQUISITION POLICY STATEMENT

CODE NO. NF 131

---

1. The Lena Park Housing Development Corp. (LPHDC) is in the process of negotiating a purchase price with the owner of the property (Associated Jewish Community Centers).

2. The Lena Park Housing Development Corp. will not require the owner to surrender the right of possession until it pays the agreed purchase price arrived at by negotiation.

3. The Lena Park Housing Development Corp. will not require any person lawfully occupying property to surrender possession without at least 90 days' written notice from the LPHDC of the date on which possession will be required.

ena Park Community Service Center
F 131 Land Acquisition Policy Statement

(see 3rd page)

Boston YMHA Hecht House • Brookline-Brighton Newton JCC
George Lerman Day Camp

AJCC

Cambridge JCC • Chelsea YMHA • Quincy JCC • Revere JCC
Golden Age Council

ttachment 1

ASSOCIATED JEWISH COMMUNITY CENTERS

GREATER BOSTON • 72 Franklin Street, Boston, Massachusetts 02110 • LI 2-1870

HONORARY PRESIDENT
Howard Rubin

PRESIDENT
Leonard Kaplan

VICE PRESIDENTS
David W. Bernstein
Harvey I. Pofcher

TREASURER
Samuel D. Stein

ASSISTANT TREASURER
Sherman H. Starr

SECRETARY
Samuel Lieberson

ASSISTANT SECRETARY
Bernard Kalman

EXECUTIVE DIRECTOR
Sydney Gale

ASSISTANT DIRECTOR
Herbert Schneider

DIRECTORS
Eliot L. Bernstein
Robert Cahners
Arnold R. Cutler
Dunn
Sumner Feldberg
Harold Furash
Herman Green
J. Harry Greenblatt
Earle P. Groper
John J. Grossman
William M. Harris
Arnold S. Hiatt
Dr. Leon A. Jick
Abbott N. Kahn
Milton L. Kay
Louis A. Klashman
Kenneth M. Kurson
Leon B. Landa
Bernard L. Landers
Norman B. Leventhal
Dr. Ralph Levine
Mrs. Bertram R. Paley
Mrs. Sidney Paysnick
Morris Portman
Benjamin D. Schulman
Dr. Harry H. Schwartz
Frank A. Silver
Alvin S. Slotnick
Louis P. Smith
Richard A. Smith
Dr. Sidney Sokolove
Sidney Stoneman
William D. Waxman
David L. Weltman

Constituent Agency
Combined Jewish
Philanthropies

Affiliated with the National
Jewish Welfare Board

September 13, 1968

Rev. Isaac Edwards, President
Lena Park Housing Development
Incorporated
305 Harvard Street
Dorchester, Massachusetts 02124

Dear Reverend Edwards:

We have been given the responsibility by our parent body, the holder of legal title, of taking charge of the disposition of the Boston YMHA-Hecht House property. The purpose of this letter is to record our intent to negotiate with Lena Park Housing Development Incorporated an agreement for the sale of the YMHA-Hecht House buildings together with approximately five acres of surrounding land.

You are interested in acquiring this property for the purpose of using the land to build apartment houses for families of low and moderate income and using the YMHA-Hecht House buildings as a community facility. Our discussions have contemplated the sale to you of this property at its fair market value and, for purposes of determining this fair market value, we are having a valuation made up by a professional appraiser for our guidance.

As we understand it, you are a non-profit corporation and will make the housing units developed by you available on a non-profit basis. The housing units will be financed under Federal Housing Administration mortgage insurance programs and the acquisition of the community facility is likely to be financed under Section 703(a) of the U.S. Housing Act of 1948, as amended or similar governmental assistance programs.

For the purpose of enabling you to make feasibility studies

of your proposed project, we give permission to you and consultants employed by you to enter upon the site to examine it, to make surveys, obtain topographical data, make borings, and obtain pertinent physical data concerning the land and the buildings. Naturally, such inspection is to be carried on in such a way as not to damage the buildings nor disrupt the purposes for which they are used and you are to be fully responsible for any claims for injury to persons or property resulting from your inspection activities and will indemnify us against any such claims. In addition, any agents of the Department of Housing and Urban Development may inspect the site and the buildings in connection with the planning of your project. Before making your feasibility studies and inspections, we suggest that you call Sydney Gale, Executive Director of the Associated Jewish Community Centers, at LI 2-1870, or Calvin Goldberg, Executive Director of the Boston YMHA-Hecht House, at AV 8-4900, so that we can make the appropriate arrangements on the site.

If, while you are conducting your study and developing your plans, a bona fide offer is received by us from some other party to purchase the property, you are to have the right to enter into a binding agreement to buy the property on terms no less favorable to purchaser during a period of twenty days following the date on which we communicate to you the principal terms of purchase obtained in such bona fide offer. In any event, if a binding purchase and sale agreement has not been entered into with your organization within six months from the date of this letter, we will feel free then to dispose of the property without any right of first refusal to you.

You will appreciate that YMHA-Hecht House performs important services to the community in which it is located. Your plans, therefore, should anticipate that we will need a reasonable period of transition to phase out our use of the YMHA-Hecht House buildings.

If the course of conduct described in this letter accords with your understanding, please be good enough

to return to us one of the enclosed copies countersigned by you in the place indicated.

We think your project can make a substantial contribution to the welfare of the community and will be very pleased if you keep us informed of your progress in obtaining the necessary financial commitments to carry out the project.

Very truly yours,

Associated Jewish Community Centers
-Greater Boston, Inc.

Leonard Topkins, Pres. AJCC

By Rev. Isaac Edwards
President

Assent to:

By_____
Lena Park Housing Development Incorporated

LK:ml

cc: Mrs. Doris Graham, Rev. Shawn Sheehan, Harold Thornton

NF 150

PROJECT DEVELOPMENT BUDGET AND CALCULATION OF FEDERAL GRANT -

FORM 6181

Form approved
Budget Bureau No. 63-R1118

HUD-6181
(2-5[illegible])

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD FACILITIES GRANT PROGRAM

PROJECT DEVELOPMENT BUDGET AND CALCULATION OF FEDERAL GRANT

PROJECT LOCALITY: Boston, Massachusetts (Lena Park Community Service Center)

PROJECT NUMBER (if known): Mass

BUDGET NO.:

INSTRUCTIONS: Initial Budget: *Prepare original and 7 copies for HUD. Submit original and 4 copies in Binder No. 1, copies in Binders No. 2, 3, and 4.* Revised Budget: *If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.*

PURPOSE OF SUBMISSION

[ ] Accompanies Part I of grant application

[ ] Request for revision of approved budget

Dates of budget approvals:

Budget No. 1: _____, 19____

[X] Accompanies Part II of grant application

Latest Approved Budget (No. ____): _____, 19____

A. PROJECT DEVELOPMENT BUDGET

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY APPLICANT — USE ONLY FOR REVISION: LATEST APPROVED AMOUNT (a)	ADJUSTMENT (+) or (−) (b)	AMOUNT REQUESTED (c)	TO BE FILLED IN BY HUD: HUD-APPROVED AMOUNT (d)
A-1	Acquisition of site — Land	$	$	$ 75,000	$
	Building			$1,325,000	
	Total			$1,400,000	
A-2	Relocation services				
A-3	Development costs — Rehabilitation of existing structure			$ 55,456	
A-4	Subtotal *(sum of Lines 1 through 3)*			$1,455,456	
A-5	Contingencies *(for Column (c), not to exceed 10% of Line 4)*			$ 145,456	
A-6	Subtotal *(Line 4 plus 5)*			$1,601,002	
A	Project inspection fee			$ 9,606	
A-8	TOTAL PROJECT DEVELOPMENT COST *(Line 6 plus 7)*	$	$	$ $1,610,608	$

HUD-6181
(2-66)

B. CALCULATION OF FEDERAL GRANT

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY APPLICANT			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISION			
		LATEST APPROVED AMOUNT (a)	ADJUSTMENT (+) or (-) (b)	AMOUNT REQUESTED (c)	HUD-APPROVED AMOUNT (d)
B-1	Minimum local contribution required *(1/3 or 1/4 of Line A-8)*	$	$	$ 536,869	$
B-2	Total local contribution to be made *(Line B-3 plus B-4; not less than Line 1)*			$ 536,869	
B-3	Cash contribution			$ 536,869	
B-4	Noncash contribution			None	
B-5	NEIGHBORHOOD FACILITIES PROJECT GRANT *(Line A-8 minus B-2)*			$1,073,739	
B-6	RELOCATION GRANT			None	
B-7	TOTAL FEDERAL GRANT *(Line B-5 plus B-6)*	$	$	$1,073,739	$

Approval of the Project Development Budget and the Calculation of Federal Grant in the amounts shown in Column (c) is hereby requested.

_____
Date

_____
Signature of Authorized Officer
KEVIN H. WHITE

CITY OF BOSTON
Applicant

MAYOR
Title

HUD APPROVAL

The Project Development Budget and the Calculation of Federal Grant are hereby approved in the amounts shown in Column (d). The project shall be completed by _____, 19___.

_____
Date

_____
Signature

_____
Title

GPO 903-622

NF 152

PROPOSALS FOR FINANCING PROJECT

PROPOSALS FOR FINANCING PROJECT CODE NO. NF 152

The City of Boston is the applicant in behalf of Lena Park Housing Development Corp. (LPHDC). It anticipates no financial contribution to the project beyond preparing this application and certain supervisory and control responsibilities defined by the terms of the "Agreement between Local Public Body and Non-Profit Organization" recommended by the Department of Housing and Urban Development.

The Lena Park Housing Development Corp. is in the process of raising sufficient funds to provide the local share of the capital expenses for this project. It is anticipated that a substantial portion of the needed funds will be contributed by the Associated Jewish Community Centers, Inc. upon sale of the Hecht House to the LPHDC.

Lena Park Housing Development Corp. is a non-profit corporation chartered under the laws of the Commonwealth of Massachusetts.

The applicant will discharge its obligation to oversee the uses to which the facility is put by requiring an annual statement of activities from the Lena Park Housing Development Corp.

NF 153

FINANCING OPERATIONS

FINANCING OPERATIONS CODE NF 153

The Lena Park Housing Development Corporation is now in the process of negotiating with local public and private agencies who would be using the facility and contributing to the cost of operating the facility. Please see NF 123, where program planning currently underway by these agencies is described.

NF 160

RESOLUTION OF APPLICANT

CITY OF BOSTON

IN CITY COUNCIL

WHEREAS Section 703 of the Housing and Urban Development Act of 1965(42USCA§3103 authorizes the making of grants of Federal funds to any local public body or agency to assist in financing the development cost of neighborhood facilities necessary for carrying out programs of community service; and

WHEREAS the City of Boston (herein sometimes referred to as "Applicant") deems it to be necessary and in the public interest to provide certain facilities of the type contemplated in said Section 703 and to undertake a project (hereinafter called the "Neighborhood Facilities Project") with Federal grant assistance, described as Lena Park Community Service Center; and

WHEREAS it is recognized that the Federal contract for such financial assistance pursuant to said Section 703 will impose certain obligations and responsibilities upon the Applicant and will require among other things (1) the provision of the local share of the cost of the Neighborhood Facilities Project, (2) assurances that families or individuals displaced as a result of the development of the Neighborhood Facilities will be offered decent, safe, and sanitary housing within their means, (3) the making of relocation payments in accordance with the regulations of the Department of Housing and Urban Development, (4) compliance with Federal labor standards, and (5) compliance with Federal requirements relating to equal employment opportunity; and

WHEREAS Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of projects receiving Federal financial assistance:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BOSTON RESOLVES:

1. That an application on behalf of the Lena Park Housing Development Corporation be made to the Department of Housing and Urban Development for a grant under Section 703 of the Housing and Urban Development Act of 1965, in an amount equal to two-thirds of the development cost of the Neighborhood Facilities Project, such development cost now estimated to be $1,610,608.

2. That the Neighborhood Facilities Project (a) is necessary for carrying out a program of health, recreational, social, or similar community service in the area, (b) is consistent with comprehensive planning for the development of the community, and (c) will be available for use by a significant number of the area's low- or moderate-income residents.

3. That Kevin H. White, Mayor is hereby authorized and directed to execute and file such application, to execute such contract or contracts as may be necessary for the grant applied for, to provide such information and furnish such documents as may be required by the Department of Housing and Urban Development, and to act as the authorized representative of the Applicant in the accomplishment of the Neighborhood Facilities Project.

4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with the regulations of the Department of Housing and Urban Development effectuating Titles VI of the Civil Rights Act of 1964.

5. That the Neighborhood Facilities Project will be carried out in full compliance with applicable Federal statutes and regulations of the Secretary of Labor pertaining to the employment of laborers and mechanics on projects assisted with Federal funds.

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT | BINDER NO:

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER | SUBMISSION DATE:

CERTIFICATE OF RECORDING OFFICER | CODE NO. NF 160

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the City Council of the City of Boston (herein called the "Applicant"), and the keeper of its records.

2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant held on the 19th day of May, 1969.

3. The meeting was duly convened and held in all respects in accordance with law and, to the extent required by law, due and proper notice of the meeting, and a legally sufficient number of members of the Applicant voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law incident to the proper adoption or passage of the resolution have been duly fulfilled, carried out, and otherwise observed.

4. If an impression of the seal has been affixed below, it constitutes the official seal of the Applicant, and this certificate is hereby executed under the official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal.

5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this day of May 1969.

(SEAL)

Joseph Dunlea

City Clerk

ATTEST:

(Signature of Attesting Officer)

(Title of Attesting Officer)

NF 162

OPINION OF COUNSEL

CITY OF BOSTON

HERBERT P. GLEASON
Corporation Counsel

LAW DEPARTMENT

CITY HALL
BOSTON, MASSACHUSETTS 02201
722-4100

OPINION OF COUNSEL

May 19, 1969

Mayor
City of Boston
City Hall
Boston, Massachusetts

Re: Neighborhood Facilities Application (Section 703) in Behalf of the Lena Park Housing Development Corporation

Dear Mr. Mayor:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts.

As Counsel for the City of Boston, I have reviewed its Application for Neighborhood Facilities Grant under Section 703 of the Housing and Urban Development Act of 1965 (42 U.S.C.A. Sec. 3103) and accompanying documentation. I have also made an examination of all pertinent Federal, State and local laws which relate to the Neighborhood Facilities Grant applied for and to Applicant's eligibility to receive and expend such grant for the purposes indicated in its Application and its legal capacity to agree to the terms and conditions imposed by the Federal Government for the making of the grant.

Based upon the foregoing, I am of the opinion that the City of Boston is fully empowered under law to receive and expend Federal, State and local funds; to contract with the United States of America for the purpose of receiving a grant under Section 703 of the Housing and Urban Development of 1965; to develop, own and operate the Neighborhood Facilities in accordance with requirements which may be imposed on the applicant by virtue of the execution of a Neighborhood Facilities Grant Contract with the United States of America and by any other applicable rules and regulations of the Secretary of Housing and Urban Development; and to do any and all other things necessary for the successful completion of the Neighborhood Facilities Project.

Citation to pertinent State and local laws: Section 53A of Chapter 44 of the Massachusetts General Laws as amended.

Very truly yours,

John A. Fiske,
Acting Corporation Counsel,
City of Boston

B65A Dorchester

Reference

City of Boston in Behalf of
Lena Park Housing Development
Corp. Application for Neighborhood

DATE	ISSUED TO
Facilities Grant for Lena Park Com-	

City of Bostonin Behalf of Lena Park
Housing Development Corp.
Application for Neighborhood Facilities
Grant for Lena Park Community Service
Center.

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